

**STAFF REPORT**

---

<b>Date:</b>	<b>October 7, 2019</b>
<b>Nature of Applicant:</b>	<b>Annexation of approximately 6.1 acres</b>
<b>Applicant / Owner:</b>	<b>City of Adair Village</b>
<b>Property Location:</b>	<b>Benton County Tax Assessor's Map 10-4-30D Lot 400 7115 NE Vandenberg Avenue, Corvallis, OR</b>
<b>Applicable Criteria:</b>	<b>Section 2.800 of the Adair Municipal Code</b>
<b>Comp. Plan Designation:</b>	<b>Public - P</b>
<b>Proposed Zoning:</b>	<b>Commercial – Village Center (C-1)</b>
<b>Staff Contact:</b>	<b>Patrick Depa, Associate Planner</b>

---

**BACKGROUND**

The City of Adair Village is initiating the annex of subject property described above and shown on the included map. The subject property is owned by the City of Adair Village and encompasses 6.1 acres (see attached map and legal description). The property is mostly vacant but currently has a single structure located at the south end of the site which is accessed off of NE Vandenberg Avenue.

The City's Comprehensive Plan identifies the subject property for development as Public; if annexation is approved, the city is proposing the property be zoned Commercial – Village Center (C-1). The city's proposal calls for future development of this site and includes a conceptual development of a downtown district. Since the city owns the entire property being proposed for annexation and will control the design and intensity of development within, it will proceed in the direction of the previous downtown visioning and design sessions held in the past. The intent is to create a planned community commercial district that will function and complement the already established recreational and educational uses to act and serve as a civic center for the city.

The overall development intent and conceptual land use plan supports the commercial needs in the city's comprehensive plans land use needs and planning goals.

The city has developed facility master plans for water, sewer and storm that identify future needed infrastructure improvements required by future development and population growth. Most of these improvements are currently in place to support the proposed annexation and can adequately serve any potential development along William R. Carr Avenue. In 2009 the city adopted a public infrastructure design standards manual that all roads will be constructed to accommodate all elevated volumes of commercial traffic and deliveries. Furthermore, to finance further improvements the city established system development fees to offset the expense of the needed capacity improvements that will accommodate this growth.

The subject property is located directly north of 37 acres of open space owned by Oregon Department of Fish & Wildlife. Future development plans will incorporate community gathering places integrated throughout with designated pedestrian and bike connections to the State's property. The intent and hope of this property is that it will be a functioning asset to the city and fulfill a commercial and recreation need for both the residents of the city and to create a destination for outside visitors to enjoy our small downtown, a stocked lake, plenty of open space and the local wildlife habitat.

## **COMMENTS RECEIVED**

### **Comments from the City Engineer/Public Works Concerning City Public Facilities:**

#### **Water**

The City has made recent improvements to the production and storage capacity of the potable water system. As a result, there is sufficient capacity for anticipated mixed use development of the proposed properties.

#### **Wastewater**

The City is currently completing a Wastewater Facilities Plan, which makes recommendations to address capacity deficiencies in the wastewater collection and treatment systems. Proposed phase 1 improvements to the treatment plant will increase capacity to treat municipal wastewater sufficient to serve the proposed properties. Phase 1 projects are anticipated to be constructed in 2020.

#### **Stormwater**

The City's stormwater development code currently requires any proposed development to include stormwater facilities to facilitate a net zero impact to stormwater flows and quality. As such, the proposed property will be required, upon development, to design and install such facilities. The downstream facilities owned by the City are sufficient to allow the development of the proposed properties.

#### **Transportation**

The proposed properties are bounded by four public streets. These include William R Carr Ave., Arnold Ave., Vandenburg Ave., and 2<sup>nd</sup> Street. It is anticipated that the development of the proposed properties will be primarily served from William R Carr Ave. The current Right-of-way for William R Carr Ave. is 60' wide. In order to develop a "Commercial Roadway" as shown in the City's standard detail T-051 (Typical Roadway Layouts), an additional 28' of right-of-way will be required.

### **Comments from the public safety/fire department:**

1. As far as Hydrant distribution that stretch along William. R. Carr, it has adequate water availability.
2. Building height is currently limited to 35 ft. If the building height is allowed to exceed 35 ft. it could limit our ability to provide protection. These items could be addressed with other fire suppression tools like sprinklers even though they may not exceed the square footage requirement. These type of things can be talked about in a plan review.

## **Public Comments:**

No comments have been received from the public prior to the release of this staff report.

## **FINDINGS OF FACT**

1. The 6.1 acre parcel was donated to Benton County in 1976 by the Federal Government for the purposes of recreation and has a parks and perpetuity rider on the deed.
2. The property has never been developed by the County or officially put into operation for the use as a park or any other significant purpose. The 6.1 acres is mostly undeveloped land maintained by the city.
3. The City of Adair Village purchased the 6.1 acre parcel from Benton County in May of 2018.
4. The property is located in the central section of the City's Urban Growth Boundary (UGB) and abuts the city limits along the north east and west property lines.
5. The current Comprehensive Plan designation of the property is Public (P); if annexed and the recommendation is to bring the property in as Commercial – Village Center (C-1), this change would be made upon the comprehensive plan and map amendment which will come before this body for a decision.
6. The city owns all the land on the west side of William R. Carr Avenue which will be adjacent to most of the proposed annexation if approved.
7. The city has done a number of creative design charrettes to help visualize the possibilities that could come from bringing this parcel in as a commercial zone rather than keeping it public.

## **DECISION CRITERIA**

All requests for annexation to the City may be permitted upon authorization by the City Council in accordance with following findings:

- (a) The annexation will not have an undue adverse environmental impact.

***The annexation has no significant natural areas (wetlands and riparian corridors) that are protected under the City's Development Code, as well as state and federal regulations.***

- (b) The annexation will not have an undue adverse impact on public facilities.

***The annexation will have no undue adverse impact on public facilities. City facilities (streets, sewer, and water) are sufficient to meet the needs of this property and further engineering will be addressed at the time of development. See comments above from the city's consultant engineer.***

- (c) The annexation will not have an undue adverse impact on transportation.

***The property is adjacent to three main collector streets in the city, William R. Carr, Arnold and Vandenberg Avenues. William R. Carr is the City's main collector abutting the subject parcel and with the other two major collectors intersects and disperses traffic into the city. William R. Carr is currently under-utilized for its current design but will require an additional 28' of right-of-way to accommodate any future development on the annexed property.***

### **CONCLUSION**

If the findings of the decision criteria are approved, If the Planning Commission finds that the decision criteria has been met, it may forward a recommending to the City Council hold a second public hearing on the matter. Following that hearing, the City Council will make a final decision on whether or not the application meets the city's applicable criteria. If the City Council determines that the applicable criteria are met, the Council will consider an ordinance annexing the property into the city.

### **RECOMMENDED MOTION**

*"I move that the Planning Commission adopt the findings outlined in the "Decision Criteria" as presented in the staff report (or modified by the Planning Commission) and recommend approval to the City Council for consideration and action of this annexation request bringing the property into the city as C-1 (Commercial-Village Center zoning)."*