



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: November 13, 2015
Jurisdiction: City of Dallas
Local file no.: ANX 15-01/ZC 15-02
DLCD file no.: 002-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 11/12/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 57 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE	
File No.:	002-15 {23858}
Received: 11/12/2015	

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Dallas

Local file no.: **ZC 15-02**

Date of adoption: 11/02/15

Date sent: 11/12/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 6/15/2015

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

Annexation and zone change of Tax Lots 5.5.5AA/800; 8.5.5A/100, 300 not included in final decision.

Local contact (name and title): Suzanne Dufner, Planner

Phone: 503.831.3572

E-mail: suzanne.dufner@dallasor.gov

Street address: 187 SE Court St

City: Dallas

Zip: 97338-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

N/a

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- | | | | |
|------------------------|----|--------|--|
| Change from
change. | to | acres. | A goal exception was required for this |
| Change from
change. | to | acres. | A goal exception was required for this |
| Change from
change. | to | acres. | A goal exception was required for this |
| Change from | to | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from Industrial	to Residential Low Density	Acres: ~4.5 ac
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): 8.5.5AA/803

List affected state or federal agencies, local governments and special districts:

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

ORDINANCE NO. 1791

An Ordinance changing the zoning designation for certain real property owned by Oakdale Heights Phase I, LLC from Industrial to Residential Low Density; and declaring an emergency.

WHEREAS, Paul K. Trahan, Consultant, submitted an application for a zone change for the real property which is described generally as 4.5 acres located in Southwest Dallas, West of Ash Creek at the terminus of SW Hayter Street, being a portion of tax lot 803 (Map 8.5.5AA TL 803), owned by Oakdale Heights Phase I, LLC, from Industrial to Residential Low Density; and

WHEREAS, after due notice, on August 11, 2015, the Dallas Planning Commission held a public hearing on the application and at the conclusion thereof recommended to the City Council that the application be granted; and

WHEREAS, after due notice, on October 5, 2015, the City Council held a public hearing on the application and at the conclusion thereof found that there was substantial evidence that the application met the requirements of the Dallas Development Code, and that the application should be granted; NOW, THEREFORE,

THE CITY OF DALLAS DOES ORDAIN AS FOLLOWS:

Section 1. The zoning designation of the real property described as a portion of tax lot 803 (Map 8.5.5AA TL 803), as shown on the map attached hereto as Exhibit A, is hereby changed from Industrial to Residential Low Density.

Section 2. The Findings and Conclusions set forth in the staff report on this matter, submitted into the record herein on October 5, 2015, a copy of which is attached hereto as Exhibit B and by this reference incorporated herein, are hereby adopted and approved as the Findings and Conclusions in support of this zone change.

Section 3. This Ordinance being necessary for the immediate preservation of the public health, safety and welfare, an emergency is declared to exist and this Ordinance shall take effect immediately upon its passage.

Read for the first time: October 19, 2015

Read for the second time: November 2, 2015

Passed by the City Council: November 2, 2015

Approved by the Mayor: November 2, 2015



BRIAN W. DALTON, MAYOR

ATTEST:



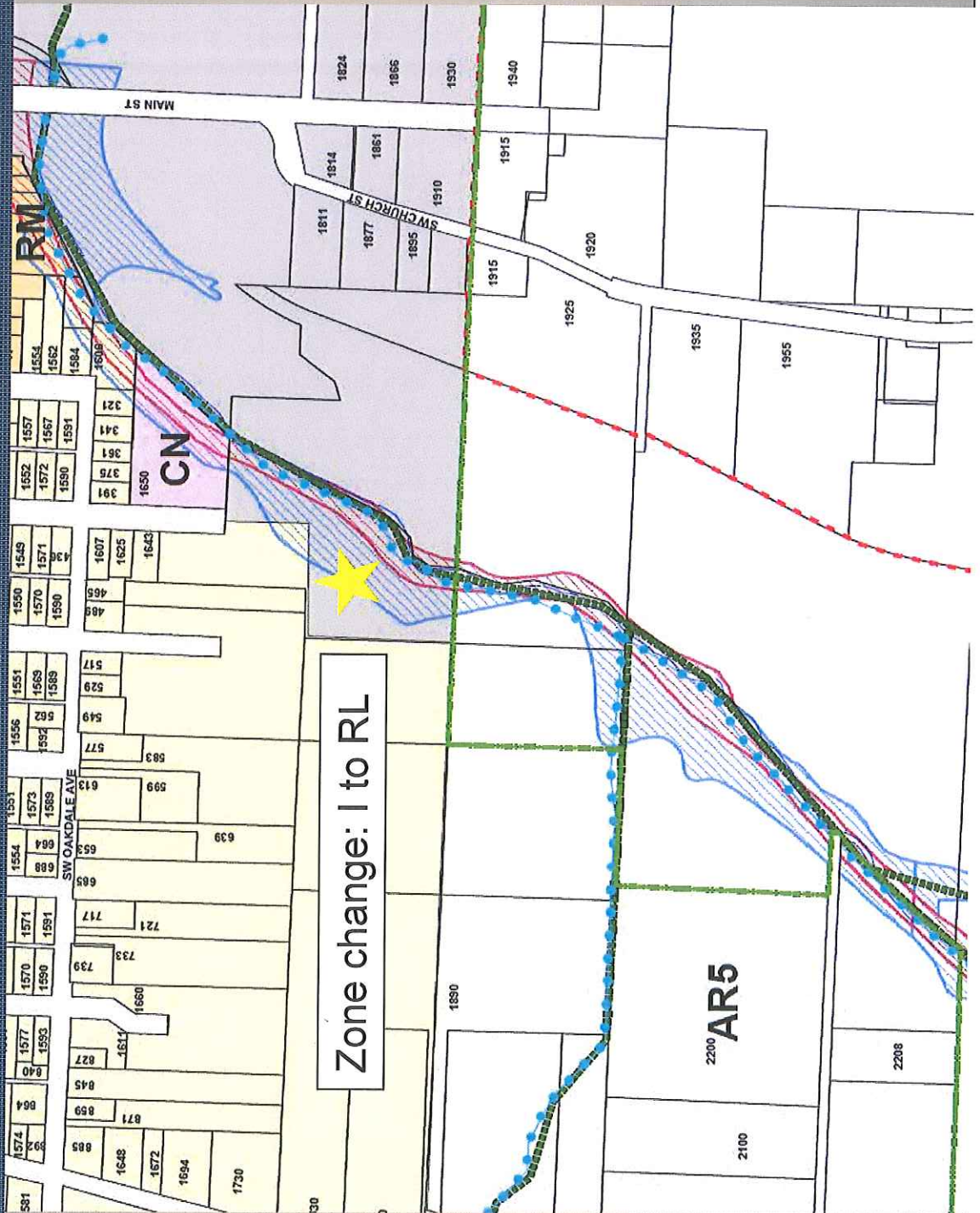
RONALD W. FOGGIN,
CITY MANAGER

APPROVED AS TO FORM:



LANE P. SHETTERLY
CITY ATTORNEY

EXHIBIT A



**CITY OF DALLAS
CITY COUNCIL**

EXHIBIT B

**APPLICATION COMPLETE:
JUNE 15, 2015**

**STAFF REPORT
DATE: SEPTEMBER 28, 2015**

FILE NO.	ZC 15-02
HEARING DATE	OCTOBER 5, 2015 7:00 P.M. CITY HALL COUNCIL CHAMBERS 187 SE COURT STREET DALLAS, OREGON 97338
OWNER(S)	OAKDALE HEIGHTS PHASE I, LLC
APPLICANTS AGENT	TRAHAN CONSULTING
REQUEST	A ZONE CHANGE FROM INDUSTRIAL (I) TO RESIDENTIAL LOW DENSITY (RL) FOR 4.5 ACRES OF LAND.
LOCATION	SOUTHWEST DALLAS, WEST OF ASH CREEK, AT THE TERMINUS OF SW HAYTER STREET.
PLANNING COMMISSION RECOMMENDATION	APPROVAL

**CITY OF DALLAS
PLANNING COMMISSION
COMMUNITY DEVELOPMENT
DEPARTMENT STAFF REPORT**



HEARING DATE: OCTOBER 5, 2015
APPLICATION TYPE: ZONE CHANGE
OWNER: OAKDALE HEIGHTS PHASE I, LLC
APPLICANT: PAUL K. TRAHAN, CONSULTANT
APPLICATION: REZONE 4.05+/-ACRES
LOCATION: 8.5.5AA TAXLOT 803

BACKGROUND INFORMATION: On May 12, 2015, the Applicant submitted an application for a zone change and annexation of 14.04 +/- acres in the southwest quadrant of the City. The Planning Commission conducted a public hearing on the proposed annexation with a concurrent zone change request and recommended approval of the proposed change.

Subsequent to the Planning Commission public hearing, the Applicant decided to put the annexation portion of the application request on hold for six (6) months until further engineering analysis of the infrastructure requirements become available.

The proposed area to be rezoned is approximately 4.05 acres in size. The request is to change the zoning from Industrial (I) to Residential Low Density (RL) in order to bring the zoning of the property into conformance with the Comprehensive Plan Map designation.

The subject property is currently vacant. Property to the north and west is zoned and used for residential purposes. Property to the east of Ash Creek is zoned Industrial, and property to the south is outside of the city limits and zoned AR-5. Portions of the property near Ash Creek are located within a special flood hazard area as indicated on the FEMA Flood Insurance Rate Maps. The Applicant is seeking zone change approval in order to accommodate future residential development of the property.

APPROVAL CRITERIA:

THE APPLICABLE CRITERIA ARE CONTAINED IN DDC SECTION 4.7 –LAND USE DISTRICT MAP AMENDMENTS; SECTION 4.7.030.B – CRITERIA FOR QUASI-JUDICIAL AMENDMENTS

- B. A recommendation or a decision to approve, approve with conditions or to deny an application for a quasi-judicial amendment shall be based on all of the following criteria:

1. **Approval of the request is consistent with the Statewide Planning Goals;**

Applicable Statewide Planning Goals:

Goal 5: Natural Resources, Scenic and Historic Areas and Open Space

The purpose of Goal 5 is to protect natural resources and conserve scenic and historic areas and open spaces.

Finding: The Applicant's statement indicates Ash Creek is located along the eastern boundary of the subject property and that the development of the subject property will comply with all of the local, state and federal regulations regarding natural resources, historic areas and open spaces. The appropriate open space requirements will be determined and preserved as outlined in the land division section. The Applicant believes this goal can be satisfied with further environmental assessments.

City staff concurs with the Applicant's statement. A wetland delineation and potential impacts to natural resources will be evaluated at the time of subdivision application, prior to development.

Goal 7: Areas Subject to Natural Hazards

The purpose of Goal 7 is to protect people and property from natural hazards.

Finding: The subject property contains lands within a special flood hazard area as determined by the FEMA Flood Insurance Rate Maps, in addition to flooding and storm drainage concerns identified in the City's Stormwater Master Plan. These issues will need to be further addressed and evaluated as part of the subdivision development review process.

Goal 8: Recreation

The purpose of Goal 8 is to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Finding: The Applicant states Statewide Planning Goal 8, does not specifically apply to the proposed application, however the proposal does not conflict with the state goal.

The City's Parks Master Plan identifies the need for neighborhood and pocket parkland in the vicinity of the subject property in order to serve future residents in this area. Currently the closest parkland to the subject property is Birch Park, a 0.4 acre pocket park located approximately one-half mile north of the site. Further review and evaluation of parkland needed to serve the subject property will be reviewed during the subdivision application process.

Goal 9: Economic Development

The purpose of Goal 9 is to provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Finding: The proposed zone change includes rezoning approximately 4.05 acres of Industrial (I) land to Residential Low Density (RL) in order to bring the property's zoning into conformance with the Residential Comprehensive Plan designation for the property. The Applicant's statement indicates the subject property as currently zoned does not provide adequate opportunities for economic development. Industrial development within a residential subdivision does not make for good planning practices. By changing the zoning from Industrial to Residential, the allowed uses of the property will be compatible with the adjacent residential zoned properties to the north, west and south. Ash Creek, which is located along the east side of the property, will provide a natural boundary between the residential uses and industrial uses to the east associated with the Old Mill site.

The Department of Land Conservation and Development (DLCD) provided comments on the application regarding concerns about rezoning industrial land to residential. DLCDC staff's recommendation was to include Goal 9 findings in the application that the rezone will not change the Residential Comprehensive Plan designation, the requested change appears to be the result of a zone mapping error, and the subject property is not part of the City's inventory of buildable employment land. The Applicant responded to DLCDC's concerns in a memorandum dated July 13, 2015 confirming these findings as part of the application. City staff concurs with the supplemental Goal 9 findings provided by the Applicant.

Goal 10: Housing

The purpose of Goal 10 is to provide for the housing needs of citizens of the state. Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density.

Finding: As noted in the Applicant's statement, the proposed zone change allows additional lands to be used for residential development and housing within the City, consistent with the purpose of Goal 10. The requested zone change will provide an opportunity to provide a housing product and supply safe, sanitary, energy efficient housing at price levels appropriate to the varied financial capabilities of current and future residents looking to live in Dallas. The proposed zone change would protect the character of existing neighborhoods and provide for needed housing while protecting environmentally sensitive areas and utilizing land and public facilities as efficiently as possible.

Goal 11: Public Facilities and Services

The purpose of Goal 11 is to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Finding: The Applicant's narrative states the request if approved, encourages land use patterns and development plans to continue adjacent to existing facilities. Adequate space exists on site to accommodate on-site storm drainage facilities. With subsequent land use applications the Applicant will provide a drainage report prepared by a civil engineer addressing the issues identified in the City's Drainage Plan. All surface runoff created from impervious surfaces will be managed.

Regarding water service, future water service will be provided by the extension of the water line in SW Hayter Street and a looped system as required.

The proposed residential use will be served by the public sanitary sewer system through the extension of the existing line located in SW Hayter Street in a gravity flow system, consistent with City Public Works design and construction standards.

All public utilities will be installed underground and provided by the Developer as the subdivision develops.

Goal 12: Transportation

The purpose of Goal 12 is to provide and encourage a safe, convenient and economic transportation system.

Finding: The proposed zone change is consistent with the Comprehensive Plan designation for the property as acknowledged in the City's Transportation System Plan (TSP). The City's TSP identifies a proposed minor arterial through the site that will serve the southwest area of the City. Future streets and bicycle and pedestrian facilities that serve the site will need to be constructed in accordance with the City's transportation standards identified in the TSP and Development Code.

The City has also adopted specific conditions under which a Traffic Impact Analysis (TIA) is required under Dallas Development Code (DDC) Section 4.1.090 to implement Section 660-012-0045(2)(e) of the State Transportation Planning Rule (TPR). The TPR requires the City to adopt a process to apply conditions to development proposals in order to minimize impacts and protect transportation facilities. The Applicant will be required to provide a TIA in accordance with DDC Section 4.1.090 at the time of subdivision application. Traffic impacts within the development and surrounding transportation system will be assessed at that time and conditions of approval will be placed upon the development to mitigate traffic impacts associated with the proposed development.

Goal 14: Urbanization

The purpose of Goal 14 is to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Finding: The proposed zone change would facilitate the orderly expansion of residential uses and extension of public utilities in the southwest portion of the City. The City has adopted minimum and maximum density standards in its Development Code to ensure the efficient use of land, in addition to development standards (e.g. open space requirements, building design standards) to provide for livable communities, consistent with the purpose of Goal 14.

Conclusion: It can be found, based on the findings above and the information and analysis contained in the application, that the proposal is consistent with the Statewide Planning Goals.

2. Approval of the request is consistent with the Comprehensive Plan;

Finding: The Dallas Comprehensive Plan designation for the subject property is Residential. The proposed zone change to RL is consistent with the Residential Comprehensive Plan map designation for the subject properties. Comprehensive Plan policies applicable to the proposed change include the following:

CHAPTER 2: A SUSTAINABLE DALLAS ECONOMY

B. Encourage new industrial development that serves the needs of the Dallas community and is designed to minimize impacts on Dallas residential neighborhoods, consistent with the policies of the Dallas Comprehensive Plan.

Finding: The proposed zone change includes changing the zoning for approximately four (4) acres from Industrial to RL in order to bring the zoning of the property into conformance with the Comprehensive Plan designation for the property. This change will also ensure a land use pattern that minimizes impacts on the adjacent residential neighborhoods to the north, west and south by using the creek as a natural buffer and division between residential and industrial uses.

CHAPTER 3: LIVABLE RESIDENTIAL NEIGHBORHOODS

A. To maintain and enhance the quality of existing residential neighborhoods and, through master planning, to ensure that new development is integrated into the community and results in new, high quality residential neighborhoods.

Finding: The proposed zone change will make additional land available for residential development that may be used to develop additional housing that compliments existing residential neighborhoods and results in high quality neighborhoods. Currently the subject property is not located in a designated mixed use master plan district. The

City recently submitted a grant application to develop a mixed use master plan for the southwest part of the City that would include this property.

B. To encourage the development of a variety of housing types and densities to meet the needs and desires of the community, and assure that existing and future residents of the community have the opportunity to acquire safe and sanitary housing at reasonable cost.

Finding: The proposed change will allow urbanizable lands within the City UGB to convert to residential use, consistent with their current Comprehensive Plan map designation. The City has adopted Housing Variety Standards in the Development Code in order to require new neighborhoods and large subdivisions to contain a variety of housing types that support housing at price ranges and rent levels that are commensurate to a variety of income levels.

3.1 Locational & Design Policies

Residential neighborhood areas shall be planned and developed consistent with the following design requirements:

- 1. Each residential neighborhood shall be located within 1.5 miles of planned general or neighborhood commercial development.*
- 2. Each residential neighborhood shall be served by a grid street system, which minimizes the use of cul-de-sacs, double frontage lots and walled subdivisions.*
- 3. Each residential neighborhood shall provide its fair share of multi-family housing, consistent with Residential Policy 3.2.*
- 4. Land planned for multi-family housing shall be located adjacent to planned commercial areas or along arterial and collector streets, and shall be reserved exclusively for that purpose.*
- 5. Pedestrian and bicycle access shall be provided between commercial, open space and residential uses in all new development.*
- 6. Public or private park land shall be provided in proportion to residential development and in accordance with Chapter 4.5 (Level-of-Service).*

Findings: The subject property is located within one half mile of Commercial Neighborhood services located on SW Fairview Avenue and one mile of the Central Business District. The proposed street and lot layout for the future development will be reviewed at the time of subdivision application, and will be required to provide a well-connected transportation system consistent with the City's Transportation and Access standards found in the Dallas Development Code. The subject property is not located in a mixed use master plan district at this time and the Applicant is not proposing a zone change to allow multi-family use with this application.

Pedestrian access to serve future development of the property will be provided through the extension of the City sidewalk system. Bike lanes are required on collector and arterial streets within the development. A multi-use trail is also anticipated along Ash Creek to provide further pedestrian and bicycle access to the site. Park land needs will also be reviewed at the time of subdivision to ensure the future development is served by adequate park land.

3.3 Phasing & Adequate Public Facilities

Residential development shall be phased and provided with adequate sanitary sewer, water, storm drainage, transportation and park and recreational facilities, as prescribed in Chapter 7, Public Facilities Plan. In addition:

- 1. Except in areas identified for more intensive development, existing high-quality residential areas and housing stock within the community shall be maintained and conserved.*
- 2. The development of close-in vacant land, readily serviceable by a full range of urban services shall have a higher priority than development of peripheral land that cannot be provided, efficiently, with a full range of urban services.*
- 3. Vacant land within the current City limits shall have a higher priority than unincorporated areas.*
- 4. Except in documented health hazard situations, annexation shall occur in areas where services can be most easily extended, as prescribed in Chapter 7, the Public Facilities Plan.*

Findings: Adequate public utilities and services can be provided to the site as a condition of development approval. Future development of the site for RL use is consistent with the existing RL lands that surround the property to the north. The subject property in combination with additional RL zoned lands under the same ownership will result in the orderly extension of public facilities to the site, without having to skip over vacant underutilized lands.

Conclusion: The proposed zone change is consistent with the Residential Comprehensive Plan designation for the property and the applicable Comprehensive Plan goals and policies.

3. The property and affected area is presently provided with adequate public facilities and services, including transportation, sewer and water systems, to support the use, or such facilities and services are provided for in adopted City plans and can be provided concurrently with the development of the property.

Finding: The property is not presently served by adequate public facilities and services, but such facilities and services can be provided concurrently with the development of the property at the time of subdivision approval, consistent with adopted City utility master plans.

Staff finds this criterion can be met.

- 4. The change is in the public interest with regard to neighborhood or community conditions, or corrects a mistake or inconsistency in the comprehensive plan map or zoning map regarding the property which is the subject of the application; and**

Finding: The request will correct an inconsistency between the zoning map and Comprehensive Plan map for approximately 4 acres of the subject property. The remaining land will be assigned a City residential zone designation of RL consistent with the Comprehensive Plan map designation for the property and the abutting properties to the north. The change supports the public interest and City Comprehensive Plan goals and policies to provide housing opportunities for a variety of income levels.

City staff finds this criterion can be met.

5. The amendment conforms to the Transportation Planning Rule provisions under Section 4.7.060.

A. Review of Applications for Effect on Transportation Facilities. When a development application includes a proposed comprehensive plan amendment or land use district change, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060 (the Transportation Planning Rule - TPR) and the Traffic Impact Analysis provisions of Section 4.1.090. “Significant” means the proposal would:

1. Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors). This would occur, for example, when a proposal causes future traffic to exceed the levels associated with a “collector” street classification, requiring a change in the classification to an “arterial” street, as identified by the Dallas Transportation System Plan; or
2. Change the standards implementing a functional classification system; or
3. As measured at the end of the planning period identified in the Dallas Transportation System Plan or the adopted plan of any other applicable roadway authority:
 - a. Allow types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility; or
 - b. Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in road authority’s adopted plan; or
 - c. Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the road authority’s adopted plan.

Findings: The City’s most recent Transportation System Plan (TSP) was adopted in November 2007. The TSP outlines the transportation improvements needed to serve urbanizable properties inside the Dallas UGB. The proposed zone change would not alter the Residential land use designation and intended use of the property as residential as was projected in the TSP. The TSP does not identify any existing or future traffic operations and safety deficiencies within the immediate vicinity of the subject property. Planned transportation improvements identified in the TSP in the vicinity of the subject property

include adding a new connector arterial street from SW Fairview Avenue east to SW Hayter Street.

City staff finds the proposed zone change will not result in traffic impacts that are unusual or not customary to Residential development as was originally anticipated in the City's TSP. Specific transportation impacts will be analyzed and addressed during the subdivision application process to ensure future development of the property does not significantly impact a transportation facility or cause the City's transportation system to fall below acceptable service levels.

CONCLUSION: Based on the applicants' findings, and the findings and conclusions above, it can be found that this proposal meets all the applicable criteria.

RECOMMENDATION: That the City Council approve the proposed zone change from Industrial (I) to Residential Low Density (RL).