WHAT’S AN AREA PLAN?
SOUTHEAST AREA PLAN ADVISORY COMMITTEE
DECEMBER 13, 2018
WHAT IS AN AREA PLAN?

A plan for a specific area, such as an expansion area, developed through a community process, that:

• includes a community vision for growth in the area

• refines land uses, infrastructure, and public facilities

• ensures future growth is coordinated and efficient

• includes specific elements for public facilities (schools, parks), transportation, and water and sewer infrastructure

• includes tools for implementation, such as zoning map changes and infrastructure funding plans
• Coordinate development and provide flexibility to tailor land use regulations and/or infrastructure to area or site specific conditions

• Ensure land is planned for needed housing and jobs

• Identifies final locations for transportation and infrastructure networks

• Identifies locations for existing and future public facilities such as schools, parks

• Provide clear path for annexation, entitlement, and future development
• Employment uses to take advantage of good transportation access

• A mix of residential uses to provide a compatible transition from the employment lands to existing neighborhoods to the west.

• A mix of residential, commercial, industrial and mixed uses.

• Sufficient capacity for housing units and a mix of units
• Two options for housing

  • 77 acres of RS
  • 36 acre of RM
  • 9 acres of RH
  or
  • Capacity for 820 units
  • 17% of units single family attached
  • 47% of units multifamily and duplex/triplex housing

• Area plan may rely on plan designations, zones, special plan districts to demonstrate compliance
• Provide for an alignment of a new collector between 15th and 27th/Knott Road

• Address funding for the Murphy Road extension from Brosterhous to 15th

• Provide street, path, and bikeway network connectivity throughout the area, including connecting to existing roads that abut the area

• Coordinate with the school, parks and recreation, irrigation district, and utility providers
AREA PLAN EXAMPLES

Frog Pond Area Plan, Wilsonville

Evergreen Concept Plan, Hillsboro

Pioneer Industrial Park, Canby

Legend
- Developed/Used in Urban Density Zones (1000-3000 sq. ft.
- Developed/Used in Suburban (1000-3000 sq. ft.
- Developed/Used in Rural (1000-3000 sq. ft.
- City Centers

Canby Area Leading Private Employers
- Kendal Floral Supply, LLC
- Johnson Controls Battery Group, Inc.
- Canby Fred Meyer
- Willamette Egg Farms, LLC
- Wilson Construction Company
- Gold牧场
- Mynor Companies, Inc.
- 4f Northwest, Inc.
- MNT Northwest
- J. Frank Schmidt & Son Company
- Canby Dairy, Inc.
- Marion County Farm, LLC
- Shimizu USA Manufacturing, Inc.
- American Steel
- Pioneer Pump, Inc.
- SR Tools, LLC
- First Student Management LLC
- GT Management Company
- Area Nova Resources, Inc.
- Basic Transplant Corporation
- Canby Tire
- Fish Hearing and Cooling