

**Comprehensive Plan Amendment
CP 19-01
Neighborhood Master Planning**

Article 2: Urban Development

Section 2.340 Neighborhood Master Planning

The City of Warrenton will facilitate the orderly conversion of low density residential and commercial lands to mixed use, urban densities when public facilities are available and feasible to serve a neighborhood.

1. The City will initiate the neighborhood master plan or encourage private owners and investors to consider a neighborhood master plan or planned unit development to achieve neighborhood master plan principles:
 - a. Provide a common framework that balances both certainty and flexibility for stakeholders.
 - b. Utilize existing right of way (street) pattern and provide an efficient layout for multiple transportation options.
 - c. Foster a sense of community through quality architecture and urban design.
 - d. Bolster the neighborhood with a park or common open space available to all residents and visitors.
 - e. Create a walkable and pedestrian oriented district to support higher transit use and less auto traffic.
 - f. Connect to surrounding community assets, including downtown.
 - g. Address increased traffic issues in conjunction with any new redevelopment.
2. Areas proposed for neighborhood master plans are the following:
 - Hammond
 - Downtown
 - Highlands Parkway (between US 101 and SE Ensign Lane)
3. Neighborhood master plans shall be reviewed by the Planning Commission and City Commission as a legislative amendment to the Comprehensive Plan, Zoning Map Overlay, and Development Code.

4. Public facilities and services are adequate to accommodate the proposed use.
5. The site's physical characteristics, in terms of topography, soils and other pertinent considerations, are appropriate for the use.
6. The site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for appropriate access points, on-site drives, public areas, loading areas, storage facilities, setbacks and buffers, utilities or other facilities which are required by City ordinances or desired by the applicant.
- 7. The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the intended use.**