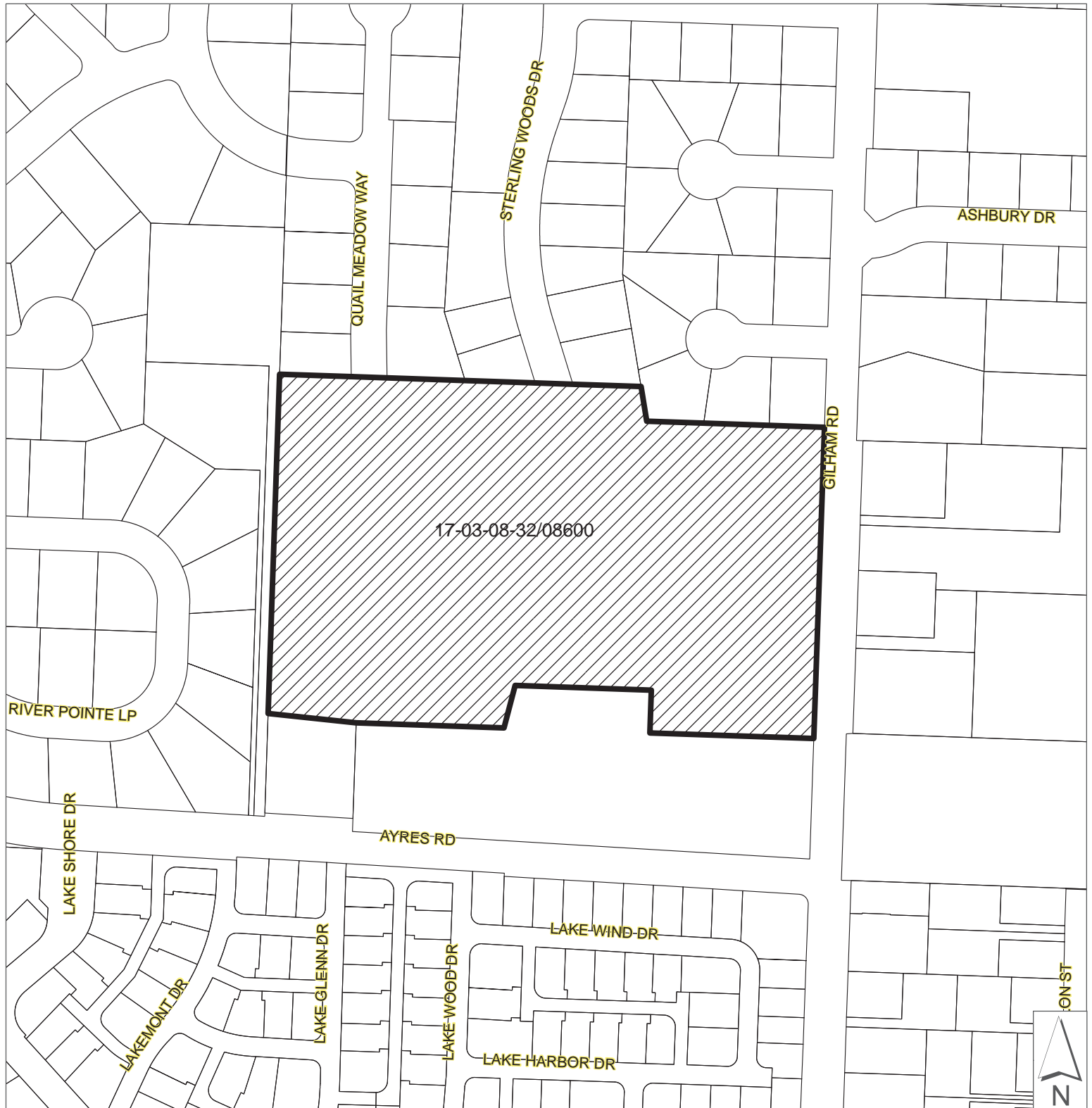




(File No. MA 13-2, RA 13-1, Z 13-7, CA 13-5)



Proposed Metro Plan and Willakenzie Area Plan Designation / Zoning

 Low Density Residential / R-1 Low Density Residential
Current plan designation is Medium Density Residential / current zoning is R-2 Medium Density Residential and C-1 Neighborhood Commercial

Note: Overlay zones are not shown and remain unchanged.

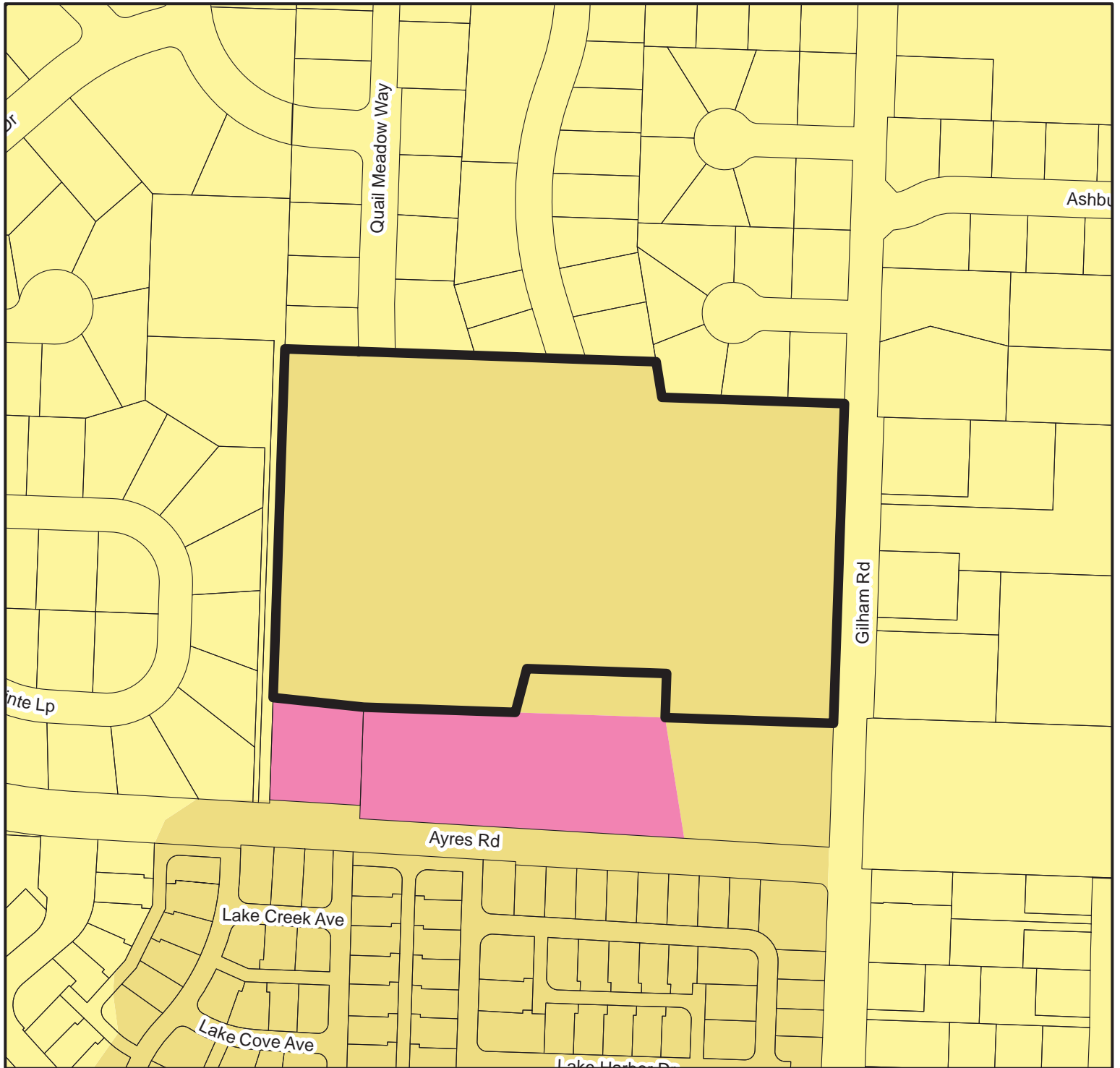
 Study Area



Gilham Site Existing Metro Plan Designations

17-03-08-32/08600

Change in metro plan designation from Medium Density Residential to Low Density Residential



Existing Metro Plan Designations

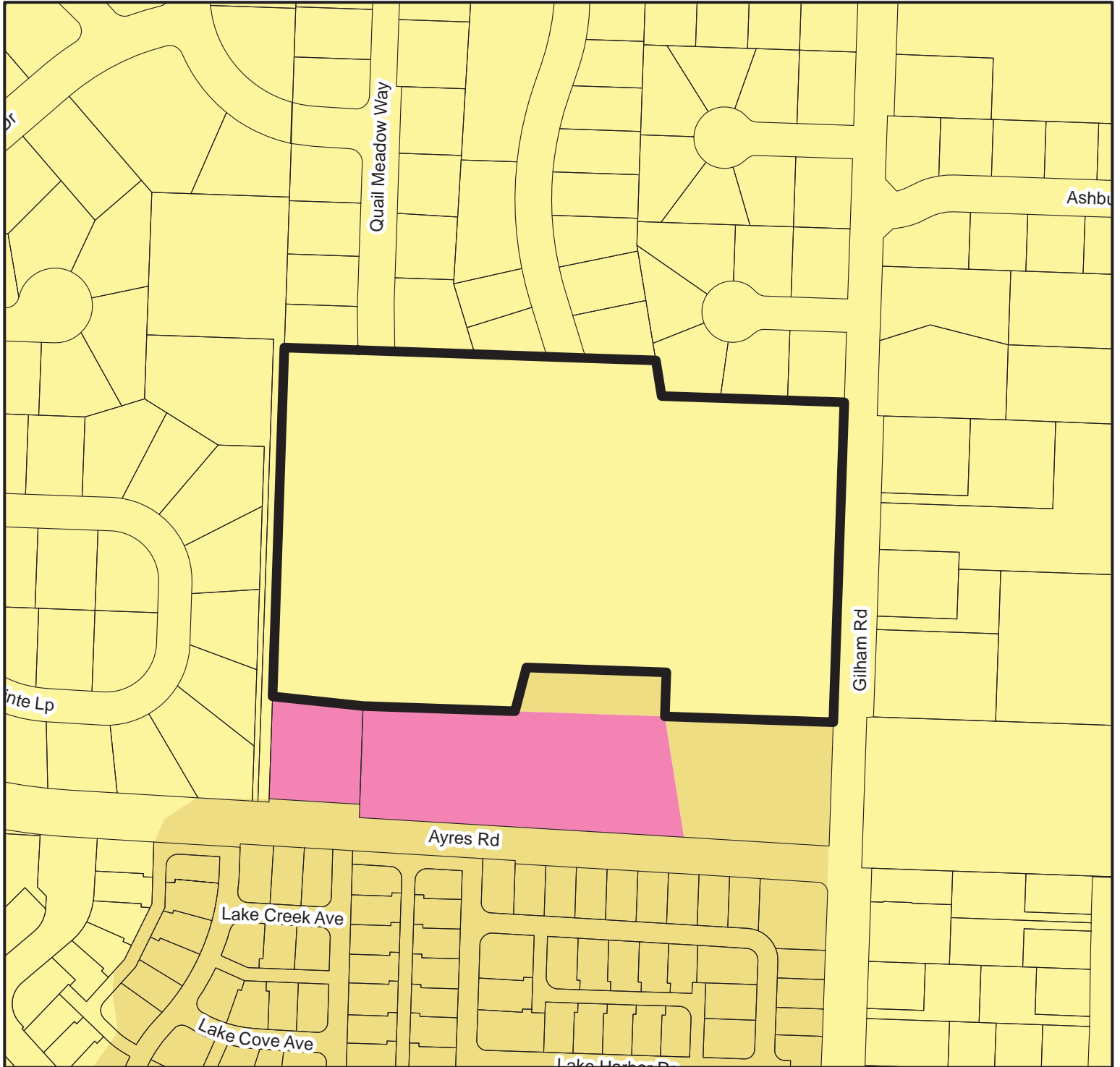
- Low Density Residential
 - Medium Density Residential
 - Medium Density Res. Mixed
 - Commercial
 - Government & Education
- Gilham Site









Gilham Site Proposed Plan Designations

17-03-08-32/08600

Change in metro plan designation from Medium Density Residential to Low Density Residential



Proposed Metro Plan Designations

-  Low Density Residential
 -  Medium Density Residential
 -  Medium Density Res. Mixed
 -  Commercial
 -  Government & Education
-  Gilham Site



Willakenzie Area Refinement Plan text amendments

(for the Envision Eugene Gilham Road Site re-designation/rezone)

Existing policies to amend:

Red italic text = Proposed Policies

~~Strike through text~~ = Text to be removed.

(page 56, add below last paragraph)

10. Unincorporated Subarea

Envision Eugene Update

In 2008, the city began the process to establish a new Eugene-only UGB and accommodate the next 20 years for growth in our community. As part of that effort, the city identified several opportunities to re-designate land to accommodate more of the city's 20 year need inside the current UGB, which were published in the recommendation Envision Eugene, A Community Vision for 2032 (March 14, 2012). Re-designating land such as the 9.6 acre property on Gilham Road (identified as map/tax lot 17-03-08-32-08600) that is more suitable for low density residential than for medium density residential allows the city to accommodate more low density residential inside the current UGB, while promoting higher density housing to redevelop in downtown and core commercial areas, and along key transit corridors, creating a more compact urban development pattern.

(pages 59-60)

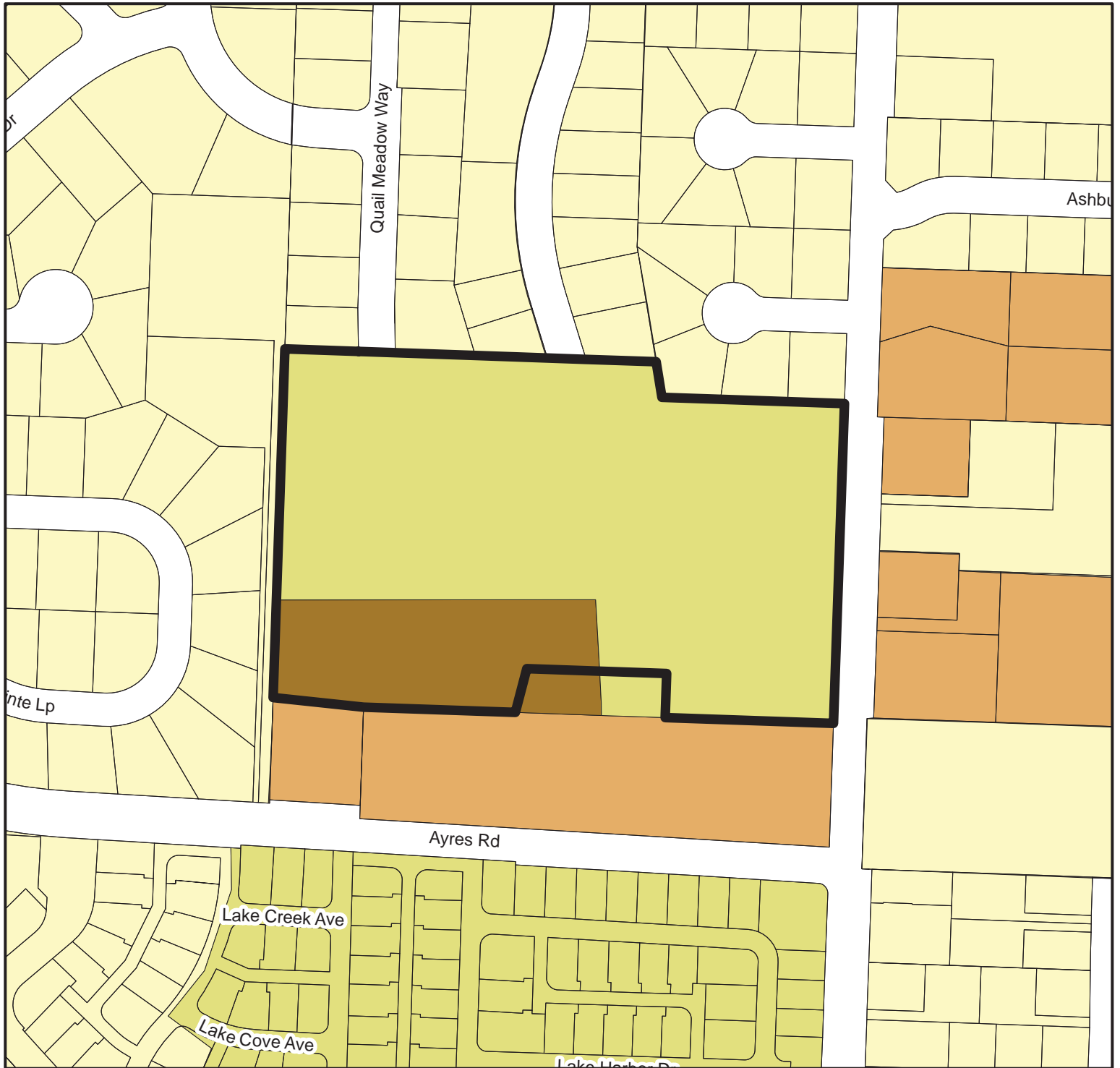
Unincorporated Subarea Policies and Proposed Actions

15. The City shall recognize the area at the northwest corner of Ayres and Gilham roads and the area at the southwest corner of Coburg Road and County Farm Loop, as depicted on the Willakenzie Land Use Diagram, as appropriate for medium-density residential development *and shall recognize the property identified as map/tax lot 17-03-08-32-08600 as appropriate for low-density residential development.*
- 15.1 Amend the Metro Plan diagram from low-density to medium-density residential designation for the above-referenced area *at the northwest corner of Ayres and Gilham roads and the area at the southwest corner of Coburg Road and County Farm Loop*, as depicted on the Willakenzie Land Use Diagram, *and from medium-density to low-density for the property identified as map/ tax lot 17-03-08-32-08600.*
17. The Neighborhood Commercial C-1 node, as depicted on the Willakenzie Land Use Diagram, shall front on Ayres Road and shall be separated from Gilham Road by medium-density residential development.

Gilham Site Existing Zoning

17-03-08-32/08600

Change in zoning from R-2/C-1 Medium-Density Residential and Neighborhood Commercial to R-1 Low Density Residential



Existing Zoning

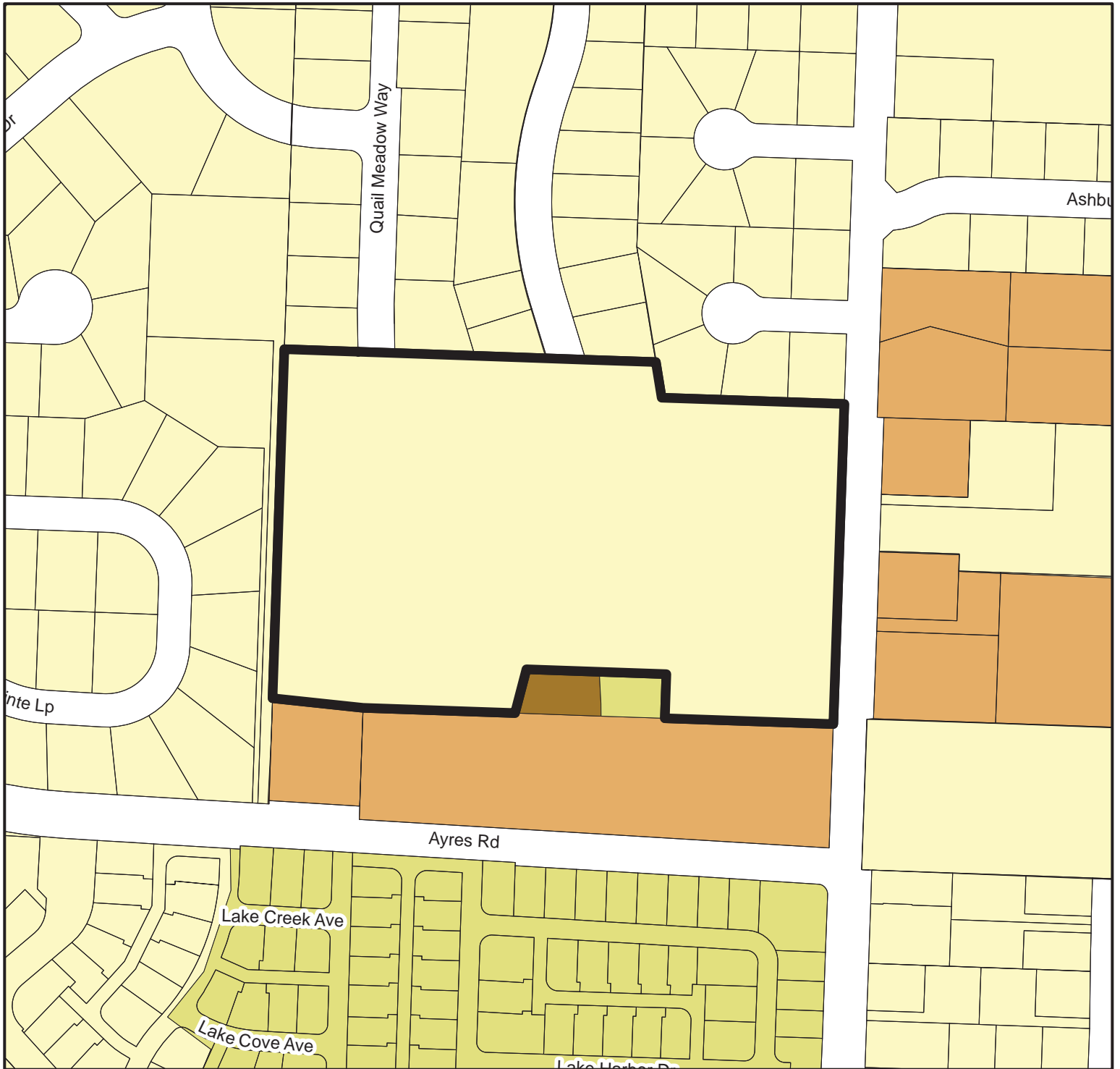
- AG Agricultural
- C-1 Neighborhood Commercial
- R-1 Low-Density Residential
- R-2 Medium-Density Residential
- Gilham Site








Gilham Site Proposed Zoning

17-03-08-32/08600

Change in zoning from R-2/C-1 Medium-Density Residential and Neighborhood Commercial to R-1 Low Density Residential



Proposed Zoning

-  AG Agricultural
 -  C-1 Neighborhood Commercial
 -  R-1 Low-Density Residential
 -  R-2 Medium-Density Residential
-  Gilham Site

