



Commercial Recreation in PDI Zone

Planning Commission Work Session

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Commercial Recreation Uses

- Commercial use
- Larger floor area and higher ceilings than other small to medium commercial businesses
- Not many options for locating in Wilsonville

Commercial Recreation Uses

- Examples
 - Gymnastics and similar studios
 - Gyms
 - Indoor playfields
 - Indoor sports courts

Examples of Existing Commercial Recreation Uses in PDI Zone

Jewart's Gymnastics - Wilsonville Road Business Park



Examples of Existing Commercial Recreation Uses in PDI Zone

Wilsonville CrossFit – Canyon Creek Business Park



White Paper

- Prepared by Angelo Planning Group
- Seeks to answer 2 questions
 - Extent Commercial Recreation Uses should be allowed in the PDI zone?
 - If allowed, how to ensure compatibility with neighboring industrial uses?

White Paper-Outline

- Introduction
- Code audit findings
- Examples from other jurisdictions
- Concepts for potential code changes
- Conclusions

White Paper-Code Audit

- Related policies
- Definitions
- Allowed commercial use size in PDI
- Parking
- Industrial performance standards

White Paper-Code Concepts

- Update size threshold
- Make conditional use
- Existing buildings or new build?
- Limits on trip generation and access
- Update parking requirements

Questions to Consider

- To what extent should commercial recreation uses be expanded in the PDI zone?
- How to handle additional traffic impacts?
- How to address potential shortage of on-site parking?
- How to mitigate traffic conflicts with industrial users?

Next Steps

- Staff draft Development Code updates presented to Planning Commission in March
- Development Code updates to City Council after March