

LAND USES

3.1 OVERVIEW

3.2 PLANNING CONTEXT

Within the Portland Metropolitan Area, local governments must comply with both state and regional land use laws. Consistency with the Statewide Planning Goals (referenced in Appendix A), Transportation Planning Rule and other Oregon Administrative Rules (OAR) and Oregon Revised Statutes (ORS) is required. Metro, the elected regional government serving the tri-county area, has adopted a number of planning documents for guiding the region's future growth. In 1995 Metro adopted a future vision titled "Regional Urban Growth Goals and Objectives" and a map titled "2040 Growth Concept". Compiling data from within the region and using the context of the future vision and the map, Metro formulated the Regional Framework Plan (Framework Plan). The Framework Plan highlights programs and provides the basic concepts adopted as directives in the Urban Growth Management Functional Plan (Functional Plan). The city must comply or substantially comply with the directives found within the Functional Plan or justify an exception to the directives. The 2040 Growth Concept provided a general approach to approximately where and how much the urban growth boundary should expand, the mix of uses and range of densities to accommodate projected growth within the boundary.

Specifically, section 3.07.130 of the Functional Plan requires the following:

"For each of the following 2040 Growth Concept design types, city and county comprehensive plans shall be amended to include the boundaries of each area, determined by the city or county consistent with the general locations shown on the 2040 Growth Concept Map:

Regional Centers – Nine regional centers will become the focus of compact development, redevelopment and high-quality transit service and multimodal street networks.

Station Communities – Nodes of development centered approximately one-half mile around a light rail or high capacity transit station that feature a high-quality pedestrian environment.

Town Centers – Local retail and services will be provided in town centers with compact development and transit service.

Main Streets – Neighborhoods will be served by main streets with retail and service developments served by transit.

Corridors – Along good quality transit lines, corridors feature a high-quality pedestrian environment, convenient access to transit, and somewhat higher than current densities.

Employment Areas – Various types of employment and some residential development are encouraged in employment areas with limited commercial uses.

Inner Neighborhood – Residential areas accessible to jobs and neighborhood businesses with smaller lot sizes are inner neighborhoods.”

Beaverton’s Downtown is designated a Regional Center on the 2040 Growth Concept Map. A portion of southeast Beaverton, adjacent to Highway 217, is part of the Washington Square Regional Center. Generally, the zoning districts allowed within the Beaverton Regional Center Comprehensive Plan designation include Regional Center – East, Regional Center – Old Town, and Regional Center – Transit Oriented. Other zoning districts consistent with the City’s goals within the Washington Square Regional Center will be developed. The developments known as Koll Business Center, Marathon Industrial Park and Nimbus Industrial Park are located within the Washington Square Regional Center. Generally, densities in the Regional Center are intended to meet Metro’s target of 60 persons per acre.

Station Communities in Beaverton include Beaverton Transit, Beaverton Central, South Tektronix, Beaverton Creek and Merlo. The Sunset and 170th/Elmonica Station Communities are located within Beaverton’s urban service area, as is the eastern portion of the Willow Creek Station Community. Beaverton’s zoning districts focus on the immediate station, within ½ mile, and the outer perimeter, ½ to 1 mile. These zoning district categories are labeled Station Community and Station Area, respectively. The Development Code specifies two Station Community zoning districts: Station Community – High Density Residential and Station Community – Multiple Use. Two Station Area zoning districts are identified as follows: Station Area – Medium Density Residential and Station Area – Multiple Use. Metro’s target density is 45 persons per acre for the Station Community design type.

Beaverton has one Town Center, located in the vicinity of the intersection of Scholls Ferry Road and Murray Boulevard. The Bethany, Raleigh Hills, and Cedar Hills/Cedar Mill town centers are within Beaverton’s urban service area. Additionally, the Sunset Transit Center is also designated as a town center. (Many of the design type boundaries overlap on the Growth Concept Map, especially in areas adjacent to light rail stations.) City Town Center zoning districts include Town Center – Multiple Use, Town Center – High Density Residential, and Town Center – Medium Density Residential. The Neighborhood Residential Medium Density (R-4) zoning district is also allowed within the Murray/Scholls Town Center. Densities are intended to reach the Metro target of 40 persons per acre.

Metro designated Main Streets on the 2040 Growth Concept Map including the following areas within Beaverton:

Murray Boulevard intersection with Allen Boulevard, and
Hall Boulevard intersection with Allen Boulevard.

An additional planned Main Street has been identified through planning efforts in the South Cooper Mountain Community Plan area, an area added to the Urban Growth Boundary and annexed to Beaverton after publication of the original 2040 Growth Concept Map. The planned Main Street will be along a future collector road on the north side of that road's intersection with Scholls Ferry Road, between 175th Avenue and Tile Flat Road.

Metro also designates Main Streets in the following areas that include both incorporated city areas and unincorporated county areas:

Farmington Road from the Regional Center westerly to the city limits, Allen Boulevard intersection with Scholls Ferry Road, and Cornell Road.

Main Streets allow a mix of commercial and medium to high density residential zoning districts. Main Streets within the City and its environs are currently developed or planned to develop primarily as commercial centers with some moderate and high density residential interspersed. Densities within this land use designation are intended to reach the target of 39 persons per acre as the areas redevelop. Although Metro designates Farmington Road as a Main Street, the City applied the Corridor designation due to the character of development adjacent to Farmington Road within the city limits.

Corridors in Beaverton include Walker Road, Cedar Hills Boulevard, Murray Boulevard, Hall Boulevard, Allen Boulevard, Farmington Road, Canyon Road, Scholls Ferry Road, Beaverton-Hillsdale Highway and Tualatin Valley Highway. Corridor development differs from Main Street development with respect to density and mix of uses. In the long term, Main Streets are intended to provide for an integrated mix of residential and employment opportunities. Whereas, Corridors provide nodes of residential and employment that may be integrated, but more likely reside side by side. The Metro density target for the Corridor design type is 25 persons per acre.

Employment Areas within Beaverton generally include the following areas commonly known as the Twin Oaks Industrial Park and Cornell Oaks Corporate Center. These areas are generally within Beaverton's Industrial zoning districts. The majority of Woodside Corporate Park is within the City's urban service boundary and Science Park in Cedar Mill is in the City's urban service area. Target densities within this design type are 20 persons per acre.

Industrial Areas are generally developed with low density industrial development. Designated Industrial Areas in Beaverton include the developments known as Southern Pacific Industrial Park, Allen Business Park, and Bevest Industrial Park. Generally, the block shown on the Comprehensive Plan Land Use Map as Industrial Areas are designated with Beaverton industrial zoning districts. No new commercial zoning will be allowed in these areas.

Generally, all other areas within the city are designated Inner Neighborhood on the Metro 2040 Growth Concept Map. Areas designated on the Comprehensive Plan Land Use Map as Neighborhood Residential generally comply with the Metro Inner Neighborhood Design Type, providing densities of 14 persons per acre. Within the Neighborhood Residential land use designation, four densities are allowed as follows: Low Density, Standard Density, Medium Density and High Density. In addition, commercial development within the Medium and High Density Neighborhood Residential designations will not, generally, be permitted. Existing capacity for residential development within these land use designations is needed to help meet the Metro growth targets. Development of another nature would lessen the City's compliance with these targets, consequently; conversions of Medium and High Density Neighborhood Residential land to other uses will be limited. Where conversions are desired, it must be demonstrated that the "substantial compliance" with the Metro housing capacity targets can be met with the remaining available land as allocated.

Figure III-1, Comprehensive Plan Land Use Map, appropriately designates land uses in compliance with the Statewide Planning Goals and Metro Functional Plan Title 1 requirements to define boundaries of Metro Design Types.

The Comprehensive Plan text is a policy document guiding land use within the City of Beaverton. As such, a hierarchy of policy language is provided in the following manner:

- Goals are brief guiding statements, which describe a desired result.
- Policies are statements of the City's general approach to meeting a goal.
- Actions direct specific City activities or events, consistent with goals and policies.
- Text Boxes provide references to source materials used when developing the goal, policy or action statement. Text boxes can also clarify the intent of a policy, but are not intended to serve as the policy direction itself. Text boxes appear with the typeface shown in this sentence.

3.3 COMMUNITY PLAN CONTEXT

3.4 COMMUNITY IDENTITY

Beaverton's eleven general City planning goals are found in the introduction to the Comprehensive Plan. Each Element of the Comprehensive Plan refines those goals, and creates new goals, within the context of state and regional mandates and the topic of that particular element.

The first general goal states "Retain Beaverton as an outstanding City." An outstanding City is a place of quality for people to live and work. Fundamental to the achievement of this goal is the appearance of the community. There is no doubt that the community will continue to grow and

change as new people, businesses, and industries establish themselves in the area. A deliberate and continuous effort will be necessary to see that the multitude of decisions made in the process of growth collectively constitute progress toward an attractive, livable community.

3.4.1 Goal: Provide a policy framework for a community designed to establish a positive identity while enhancing livability.

Policies:

- a) The City, through its development review process, shall apply urban design standards to guide public and private investment toward creating a positive community identity.

Action 1: Adopt and apply land use regulations for landscaping, screening and buffering standards for interfaces between differing zones to reduce impacts of lighting and noises to retain a degree of privacy.

Action 2: Adopt and apply land use regulations respecting the natural and physical features of the landscape, including but not limited to, natural areas, site design for hillside areas, flood hazards, earthquake hazards and other environmental constraints.

Action 3: Adopt and apply land use regulations promoting development in ways that promote healthy watersheds and natural resources, use a natural system approach to development, and avoid impacting natural resources. A natural system approach includes sustainable stormwater management using habitat friendly development practices and low impact development techniques.

Action 4: Adopt and apply land use regulations allowing and encouraging techniques to reduce impacts to natural resources, known as Habitat Friendly Development and Low Impact Development.

- b) The City's urban design standards shall promote creation of public spaces and a good pedestrian environment.
- c) Existing overhead utilities shall be placed underground in all parts of the community in conjunction with development.
- d) Sign regulations shall limit the size, location, and number of signs throughout the City. Non-conforming signs shall be removed at the time of a change in use. Off-site advertising signs shall be prohibited in all districts of the City.

Action 1: To ensure fairness, the City shall apply the sign amortization program to annexed properties that had their signs approved by Washington County.

- e) The City shall preserve significant natural resources identified on the City's Statewide Planning Goal 5 Inventories, Volume III of this Plan, through application of regulations requiring the careful siting of development.

Action 1: Adopt mapping showing habitat benefit areas. Habitat benefit areas, Clean Water Services' vegetated corridors and Beaverton identified Goal 5 Inventory areas frequently mutually support and are coincidental to one another.

Action 2: Adopt and apply land use regulations that allow and encourage habitat friendly development practices that reduce impacts to habitat benefit areas, including preservation of the habitat benefit areas.

Action 3: Develop a program to monitor reductions in density to allow for preservation and improvement of habitat benefit areas so that the reduction in density may be reported to Metro.

Action 4: Promote habitat friendly development practices and low impact development techniques through the pre-application conference with development applicants.

- f) Historic buildings, structures, and sites shall be identified on the City's Statewide Planning Goal 5 Inventories, Volume III of this Plan. These resources shall be protected to the extent practicable to preserve community identity and retain important links with the past.
- g) Significant scenic views and sites, as described in Section 7.4 of this plan, shall be identified on the City's Statewide Planning Goal 5 Inventories, Volume III of this Plan, and protected to the extent practicable. Other scenic views and sites that are not locally significant should be preserved for public enjoyment through voluntary, incentive-based measures to the extent practicable.
- h) Private, semi-public, and public uses such as churches, non-commercial schools and parks that contribute to the livability of Beaverton shall be permitted or conditionally allowed in most City zoning districts.
- i) Subsequent to their development in another zoning district, quasi-public and public uses should be converted to the Public/Quasi-Public zoning district on a regular basis through a City-initiated process. This will assist the general public in being aware of the location of such developments in their community and respond to the community's investment in public resources. Modifying only the zoning district and not the land use designation provides for future redevelopment opportunities through the zoning process.
- j) Ensure public and private facilities, especially essential public facilities, are available and provided at the time of development to reduce initial and long-range costs to City businesses and residents.

Action 1: On and off-site improvements should add to the character and quality of the area as a place for people to live and work. This includes such measures as utility undergrounding and basic pedestrian improvements such as street trees and sidewalks. Street trees are central to creating neighborhood community; therefore, land use regulations shall be adopted requiring street trees or a fee-in-lieu.

3.9 MAIN STREET DEVELOPMENT

The Main Street land use designation is a mixed use designation. Each mixed use designation must comply with the policies and actions set forth in Section 3.5 as well as those promulgated for the individual designation. Main Streets are intended to develop as cohesive communities with design features promoting an urban scale and pedestrian environment.

3.9.1 Goal: Main Street Areas with a vibrant mix of neighborhood commercial and residential uses in a pedestrian friendly environment that includes wide sidewalks with pedestrian amenities.

Policies:

- a) Regulate new development along designated Main Streets to promote transit-supportive development that is relatively dense, mixed in use, and designed for the safety, interest, and convenience of pedestrians.

Action 1: Adopt and apply land use regulations allowing increased building heights along main streets to promote an urban scale.

Action 2: Adopt and apply land use regulations requiring design of ground floor facades to support pedestrian uses. Examples of supportive ground floor design include, but are not limited to,

- *at least 50 % glazing or window displays along the ground floor building frontages facing the main street,*
- *building entrances facing the main street,*
- *retail or small office space on the ground floor inviting activity, and*
- *awnings sheltering the sidewalk area facing the main street.*

Action 3: Adopt and apply land use regulations generally requiring street trees planted so that the canopy provides continuous sidewalk coverage at full growth.

Main Street regulations should require ground floor windows for commercial development to promote urban character and pedestrian - orientation, according to the Metro 2040 Land Use Code Workbook: A Guide for Updating Local Land Use Codes. The Corvallis Mixed use Residential and Mixed use Commercial districts require 60% glazing. Gresham and Portland require 50%.

Glazing provides security through "eyes on the street" and provides an interesting environment for pedestrians.

The recommended minimum residential density for Main Street development is 15 units per acre according to the Metro 2040 Land Use Code Workbook: A Guide for Updating Local Land Use Codes. Similarly, the Metro Guide recommends minimum commercial floor area ratios of 0.40:1 up to 0.60:1. In areas where lease rates are low, there may be a need to allow shadow plans that demonstrate compliance through future site intensification. Office Commercial zoning, within Main Streets, should provide for 1 to 4 story buildings supplying professional services to the community.

Action 4: Adopt and apply minimum densities and floor area ratios in designated Main Street areas.

Action 5: Adopt and apply modified landscape standards that allow a reduction in the amount of landscaping required for non-residential and mixed use development within Main Streets in exchange for pedestrian amenities.

According to the Metro 2040 Land Use Code Workbook: A Guide for Updating Local Land Use Codes, the extent of landscaping needed in mixed use areas will depend on the type of development proposed. More landscaping may be needed to ensure privacy for residential uses, while less landscaping may be desirable for commercial visibility.

Action 6: Allow limited commercial within residential projects where it can be appropriately integrated.

Office development typically provides an integrated office and housing unit, which is typically attached vertically or horizontally to the office with internal access.

- b) Apply the Main Street land use designation to the areas identified in the Metro 2040 Urban Growth Concept Map and those identified through subsequent community plans.

Action 1: Designate the following roads, and appropriate properties along the roads, as Main Streets:

- the intersection of Murray and Allen Boulevards,
- the intersection of Allen and Hall Boulevards, and
- the intersection of Allen Boulevard and Scholls Ferry Road,
- the intersection of the North-South collector road (between 175th Avenue and Tile Flat Road) and Scholls Ferry Road (within the limits of the City of Beaverton) in the South Cooper Mountain Community Plan area.

- c) Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix.

Action 1: Adopt land use regulations in the Development Code providing criteria for rezones in Main Street Areas pursuant to subsection 3.14 Comprehensive Plan and Zoning District Matrix. Recommended criteria include, but are not limited to, minimum and maximum zoning district sizes, floor area ratios, housing densities, distances to other similar zoning classifications, uses, and schools.

Within the Main Street land use designation, commercial zoning is intended to provide for the shopping and service needs of the immediate neighborhood and should be readily accessible by foot, bicycle, and automobile. Two types of commercial activity are expected, individual stores, generally not exceeding 10,000 square feet in gross floor area and centers where any individual business should not exceed 15,000 square feet, with the exception of food markets. Residential zoning, within the Main Street land use designation, is intended to provide for single family attached and detached and multi-family developments. Generally, housing density will range from 8 to 43 units per acre. Where possible, residential and commercial uses should be part of an integrated mixed use development.

3.13 RESIDENTIAL NEIGHBORHOOD DEVELOPMENT

3.13.1 Goal: Provide for the establishment and maintenance of safe, convenient, attractive and healthful places to live.

Policies:

- a) Regulate residential development to provide for diverse housing needs by creating opportunities for single and multi-family development of various sizes, types and configurations.

Action 1: Adopt and apply land use regulations requiring buffering of properties designated Neighborhood Residential (Standard and Low Density) from commercial and higher density residential uses to mitigate the impacts of such development on adjacent lower density residential development.

Recommended land use regulations include:

- stepping the heights of buildings down to 35 feet within 100 feet of existing single family residences,
- developing a screening and buffering matrix providing required plant landscaping and screening structures, and
- increasing setbacks when adjacent to residential zones.

- b) Encourage a variety of housing types in residential areas, by permitting or conditionally permitting any housing type (one, two or more, family dwellings) within any zoning district so long as the underlying residential density of the zoning district is met. Accessory dwelling units shall not be considered in the calculation of the underlying housing density.

Action 1: Adopt and apply land use regulations permitting mobile homes in mobile home parks or on individual lots within mobile home subdivision and requiring conformity to the density regulations of the underlying land use designation.

- c) Require Planned Unit Development application procedures for projects proposing two or more **families attached dwelling units** within the Low Density and Standard Density land use designations. Planned Unit Developments encourage flexibility in standards and provide a mechanism for staff to make adequate findings with respect to compatibility in size, scale, and dimension. Exceptions to this requirement are dwellings designed as primary units with an accessory dwelling unit, as specified in the Development Code.

Action 1: Adopt and apply regulations ensuring that home occupations are limited in scale within the Low Density and Standard Density Residential Neighborhood land use designations to businesses that do not display outward manifestations of a business. This includes limiting the number of customers visiting the site, signage, and number of employees.

- d) Apply Residential Neighborhood designations (Low Density, Standard Density, Medium Density and High Density) consistent with the Metro 2040 Growth Concept Map and the City's housing target implementing strategy.

Residential Neighborhood Designations	Net Square Feet per Dwelling Unit
Low Density	10,000 – 12,500
Standard Density	5,000 – 8,750
Medium Density	2,000 – 4,999
High Density	1,000 – 1,250

- e) Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix.
- f) New Commercial zoning districts are not allowed within Residential Neighborhood Standard and Low Density land use designations. Existing properties with commercial zoning as shown on Figures III-2 through III-5 and listed by tax lot on said maps shall be allowed to continue in perpetuity. Expansion of the district is not allowed, but any use permitted within said district will be allowed subject to City approval through the procedures specified in the Development Code.
- g) Enhance the City’s landscape through design measures considering the natural setting of the land and the character of existing residential neighborhoods.

***Action 1:** Adopt and apply land use regulations requiring residential development to provide public, semi-public, and/or private open space.*

- h) Foster innovation and variety in design to enhance the visual character of the City’s landscape. Innovation in design can include designing infill structures to integrate into existing neighborhoods through compatible scale, similar design features, and similar setbacks.

***Action 1:** Adopt and apply land use regulations that provide flexibility in the Development Code to encourage creative infill and redevelopment solutions where the strict application of typical development standards will not meet the intent of efficient use of the land and preserve existing neighborhoods.*

***Action 2:** Adopt and apply land use regulations to provide design standards for infill and redevelopment within existing neighborhoods.*

- i) Residential development, in compliance with regional mandates, shall achieve at least 80% of the maximum density allowed in the respective zoning districts as applied through 3.14 Comprehensive Plan and Zoning District Matrix.

For the purposes of density calculation, dwelling unit is defined as the primary dwelling unit. Accessory dwelling units are allowed anywhere a single-family dwelling is permitted. Accessory dwelling units are considered subordinate and accessory to the primary dwelling and are not counted in the density calculation above.

Persons per acre may be calculated using the 1990 US Census Bureau ratio of 2.5 persons per household for Oregon. Generally, Low Density yields approximately 7 to 10 people per acre, Standard Density returns approximately 12 to 20 persons per acre, Medium Density results in a range of 20 to 52 persons per acre and High Density may yield 84 to 107 persons per acre.

LOW DENSITY RESIDENTIAL DEVELOPMENT:

3.13.2 Goal: Retain established large lot zoning in limited areas.

Policies:

a) Due to regional planning efforts to maintain minimal expansion of the regional Urban Growth Boundary, opportunities to increase land designated low density residential shall be limited.

b) Existing pockets of low density residential may continue, but expansion of low density residential areas shall not occur.

Regional inner neighborhood residential densities are 14 persons per acre. At maximum development, low density residential development, as specified herein, nets 10 persons per acre. In April 2000, 200 parcels were designated low density residential totaling approximately 89 acres. Overall, this area yields 356 persons fewer than envisioned by the regional model. To limit the City's deficit in its regional share of population, expansion of the low density residential areas must be prohibited.

STANDARD DENSITY RESIDENTIAL DEVELOPMENT:

3.13.3 Goal: Establish Standard Density Residential areas to provide moderate sized lots for typical single family residences with private open space.

Policies:

a) Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix to allow a variety of housing choices.

Action 1: In recognition of the urban/suburban character of Beaverton, the City shall eliminate the Residential Agriculture zoning district and apply appropriate zoning consistent with the Comprehensive Plan and Zoning District Matrix (3.14).

MEDIUM DENSITY RESIDENTIAL DEVELOPMENT:

3.13.4 Goal: Establish Medium Density Residential areas to allow for single family attached and detached, and multiple-family developments.

Policies:

- a) Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix
- b) Medium Density Residential zoning is located generally in areas with good access to arterial streets, good transit service, commercial service, and public open space, or should be designed in a coordinated manner to provide such amenities in the immediate vicinity.

HIGH DENSITY RESIDENTIAL DEVELOPMENT:

3.13.5 Goal: Establish High Density Residential areas to allow for a variety of housing types.

Policies:

- a) Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix in areas with good access to arterial streets, transit service, commercial service, and public open space.

3.14 COMPREHENSIVE PLAN AND ZONING DISTRICT MATRIX

The City's Comprehensive Plan provides the overall planning perspective for the City. Integrating state and regional mandates, the plan provides land use patterns that are further implemented through zoning. The following Matrix prescribes the relationship between the Comprehensive Plan land use designations and zoning districts. Compliance with the Comprehensive Plan is achieved through development application approval consistent with the regulations of the Development Code.

COMPREHENSIVE PLAN AND ZONING DISTRICT MATRIX

Comprehensive Plan Designation	Zoning District
Downtown Regional Center	RC-E, RC-OT, RC-TO
Washington Square Regional Center	C-WS, OI-WS
Station Community	SC-HDR, SC-MU, SC-E1, SC-E3, SC-S ¹
Town Center	TC-HDR, TC-MU
Main Street ⁴	Neighborhood Service, R-1, R-2
Corridor	General Commercial, Community Service, Neighborhood Service, R1, R2, R4, Corridor Commercial
Employment Areas	Office Industrial
Industrial	Industrial, Office Industrial
Neighborhood Residential ⁴ (equivalent to Metro's Inner and Outer Neighborhood Design Types)	
Low Density	R10 ²
Standard Density	R7, R5 ³
Medium Density	R4, R2
High Density	R1
Any of the plan designations cited above	Institutional

1. Limited to parcels formerly identified with Washington County Plan designations TO40-80, TO80-120, and TO:BUS within approximately ½ mile of the Sunset Transit Light Rail Station.
2. Existing pockets of low density residential may continue, but expansion of low density neighborhood residential areas shall not occur.
3. Existing properties with commercial zoning as shown on Figures III-2 through III-5 and listed by tax lot on said maps shall be allowed to continue in perpetuity. Expansion of the district is not allowed, but any use permitted within said district will be allowed subject to City approval through the procedures specified by the Development Code.
4. For the South Cooper Mountain Community Plan area, refer to 'Table 1: Comprehensive Plan and Zoning District Matrix' and 'Table 2: Land Use Designations and Capacity Estimates' within the South Cooper Mountain Community Plan for area specific zoning implementation requirements.
