



Gearhart Planning Commission  
February 2019

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What's your favorite restaurant?  
Where do you meet for drinks?  
Where do you take visitors when they  
come to town?

What does Yelp or TripAdvisor say?

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# Survey Says!

## Trip Advisor

1. [Pacific Way Cafe and Bakery](#)
2. [McMenamin's Sand Trap](#)
3. [El Trio Loco](#)
4. [Gearhart Crossing pub and deli](#)
5. [Great Wall Restaurant and Lounge](#)
6. [Grandma's Corner Restaurant](#)
7. [Dairy Queen](#)

## Yelp!

1. [Pacific Way Bakery & Cafe](#)
2. [Gramma's Country Kitchen](#)
3. [McMenamins Sand Trap Pub](#)
4. [Grizzly Tuna](#)
5. [Gearhart Bowl & Fultano's Pizza](#)
6. [El Trio Loco](#)
7. [Great Wall Restaurant](#)
8. [Ocean Bakery Cafe](#)
9. [Daisy May's Sandwich Shop](#)
10. [Los Tacos Locos](#)

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Image

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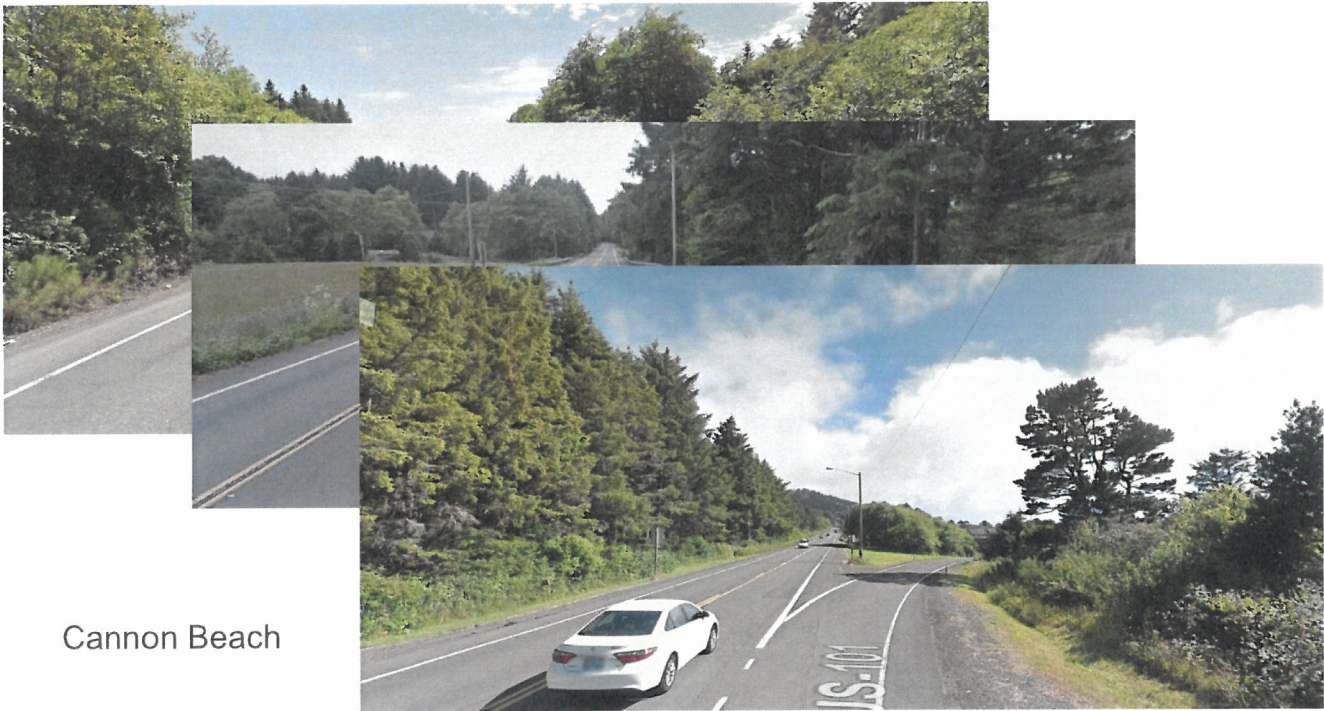
Seaside

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Gearhart

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Cannon Beach

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**Cannon Beach, OR**

**Comprehensive Plan**

**General Development Policies**

Commercial uses which detract from the unique character of downtown, or are detrimental to the small town atmosphere of Cannon Beach shall be prohibited. These uses include formula food restaurants, drive-in restaurants, commercial amusement activities, and transient outdoor merchandising. Formula food restaurants are defined as businesses required by contractual or other arrangements to offer standardized menus, ingredients, food preparation, interior or exterior design, or uniforms. (Ord 84-08, Res 79-02)

**Zoning Ordinance**

**17.04.265 Formula food restaurant.**

“Formula food restaurant” means a restaurant required by contractual or other arrangements to offer standardized menus, ingredients, food preparation, interior or exterior design, or uniforms. (Ord. 86-16 § 1 (42); Ord. 86-10 § 1 (42))

**17.22.040 Prohibited uses.**

In a C1 zone the following uses are prohibited:

- A. Amusement arcade;
- B. Drive-in restaurant, formula food restaurant, or mobile food vending wagon;
- C. Other drive-in facilities such as a car wash;
- D. Private parking lot. (Ord. 97-13 § 3; Ord. 94-06 § 2; Ord. 88-12 § 2; Ord. 79-4 § 1 (3.080)(2a))

Comprehensive Plan Language

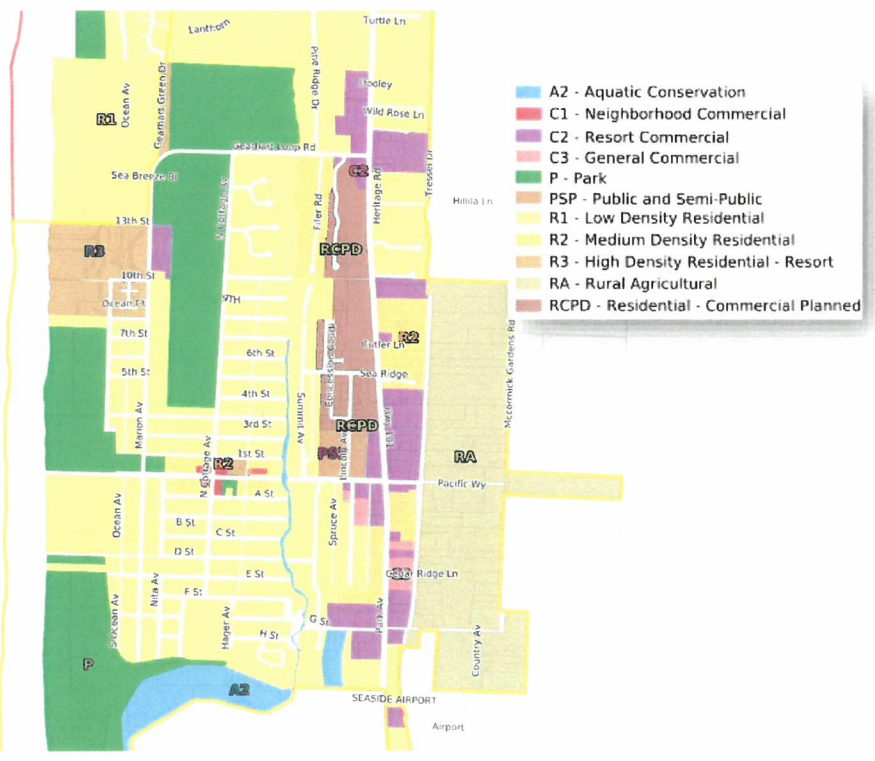
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Commercial Development Policies.

1. The City will limit commercial activity in the City, in terms of both land devoted to commercial uses and the types of uses permitted in commercial zones, to a level that is compatible with Gearhart's residential character.
2. The City will prevent the City from becoming a tourist destination. To achieve this policy the City, through its land-use designations, shall seek to accommodate only a limited level of tourist development.
3. The City will work to achieve a level of commercial development that supports the needs of the residents of Gearhart, rather than serving a regional commercial center role, or providing for major tourist destination facilities.
4. The City shall not designate additional property for commercial development.
5. The City shall not redesignate areas presently zoned C-2 to C-3.
6. The City will maintain a commercial Zone in the center of the City that provides for the needs of residents.
7. The City will limit the number of business uses in the C-1 zone so that the zone does not become a destination for tourists.
8. The City will achieve a compact town center in the vicinity of Pacific Way and Cottage Avenue.
9. The City will establish Zoning Ordinance standards to protect residential areas from adjacent commercial development.

Gearhart OR Comprehensive Plan Language

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Gearhart OR Zoning

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### Decisions

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- Commercial Mix Becoming Fast Food, 'Big Box' Retail, etc.
- Aesthetics or Visual Pollution
- Size & Scale
- Walkability
- Connectivity or Linkage
- Inappropriate Uses
- Sense of Place

### Planning Concerns

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- Signage Ordinance
- Landscaping Ordinance
- Parking Ordinance
- Design Review Criteria
- Corridor Planning
- Conditional Use Provisions
- Master Planning
- Overlay Districts
- Form-Based Code

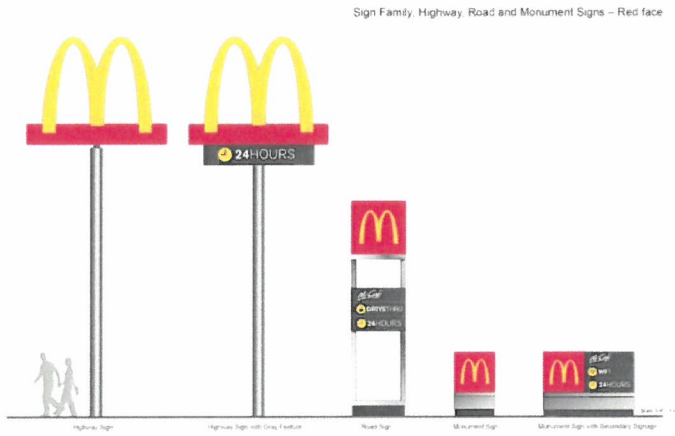
### Planning Tools

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### Aesthetics or Visual Pollution

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Aesthetics or Visual Pollution

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Size & Scale

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### Formula Use

Any “restaurant, bar and entertainment uses” and “retail uses”, as defined in this Chapter, that has eleven (11) or more other establishments in operation, or with local land use or permit entitlements already approved and effective, located anywhere in the United States. In addition to the eleven (11) establishments either in operation or with local land use or permit entitlements approved for operation, the business maintains two (2) or more of the following features: a standardized array of merchandise, standardized array of services, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized sign, a trademark, or a service mark.

- Ratio
- Conditional Use
- Overlay
- Proxemics

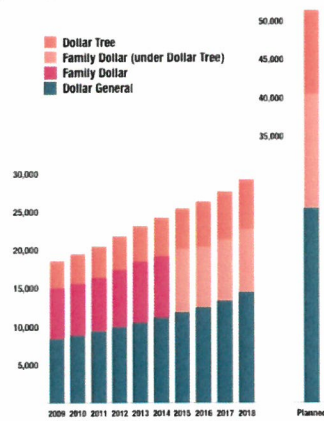
### Commercial Mix

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### Formula Use

#### Rapid Expansion of Dollar Stores

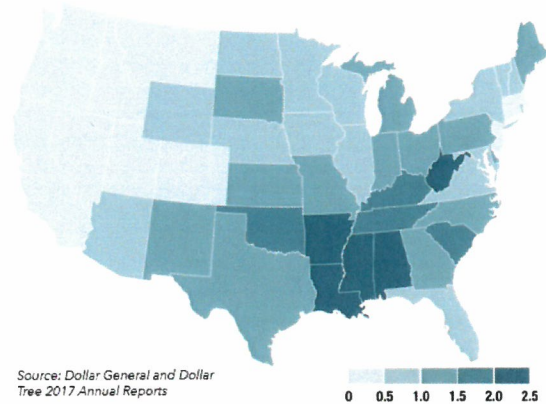
*“Planned” stores are based on “identified locations” as reported by the major dollar store chains.*



Source: Dollar General, Dollar Tree, and Family Dollar Annual Reports

#### Dollar Stores by State

*Dollar General, Dollar Tree, and Family Dollar locations, per 10,000 Residents*



Source: Dollar General and Dollar Tree 2017 Annual Reports

### Commercial Mix

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# Research

**Commission Guide for Formula Retail**  
DETERMINING LOCATIONAL APPROPRIATENESS AND PERFORMANCE BASED DESIGN GUIDELINES

**NEW YORK ZONING LAW AND PRACTICE REPORT**

January/February 2017 Vol. 7, No. 4

**A GUIDE TO REGULATING BIG BOX STORES, FRANCHISE ARCHITECTURE, AND FORMULA BUSINESSES**

Daniel A. Spitzer and Jill L. Tenkies

**Introduction**  
Generations of travelers have marveled at the multi-leveled canyons of the red rock country surrounding Sedona, Arizona. But a journey through Sedona does not include the stark reminder of one of America's most common retail symbols. That is because in Sedona, the trademark arches of McDonald's are not green, not bright yellow, a commission made to local demand for a more aesthetically complement to the community's small-town architecture.

This article discusses the use of design review, which is a key element in the regulation of big box stores, franchise architecture, and formula businesses. It discusses the importance of these uses in the community and the need for a more aesthetically complement to the community's small-town architecture.

**THOMSON WEST**

**Small Box Retail Diversity Study**  
City of New Orleans

**City Planning Commission**  
Robert D. Rivers, Executive Director  
Leslie T. Alley, Deputy Director

Prepared on: November 27, 2018  
Revised on: December 18, 2018

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James Giles

## Commercial Mix

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**Standards.** When considering a development application for a formula retail and restaurant use as part of a conditional use review, the Planning and Zoning Commission shall be required to determine that, in addition to the standards set forth in Section 26.425.040, the proposed use complies with at least five (5) of the following thirteen (13) standards, and complies with at least one (1) standard relating to at least three (3) of the following four (4) objectives, as provided below: AACP Objective Review Standard Aspen desires to maintain a balanced and diversified retail experience in its downtown area for both residents and visitors.

1. The formula business will not result in an overconcentration of similar uses within the block or along the street frontage of the proposed project.
2. The proposed use will help to diversify the mixture of uses present in the downtown area, and will not result AACP Objective Review Standard in a duplication or over-abundance of the types of goods and services already sold in the City of Aspen.
3. The formula business will contribute to the adequate availability and diverse existing mix of retail and restaurant businesses providing basic necessities, serving city-wide customers, and providing for the daily needs of residents and visitors within the zone district and within the immediate vicinity of the proposed project.
4. The formula business will be mutually beneficial to and enhance the economic health of the surrounding uses in the zone district. The City of Aspen has a long tradition as a community that has welcomed innovation and enabled new ideas to flourish. The City desires to provide opportunities for its next generation of young entrepreneurs to pursue their own dreams and innovations.
5. The proposed use represents or encourages an innovative or creative business idea.
6. The proposed use provides an opportunity for an entrepreneur to offer new services or explore new products....

## Conditional Use Permitting

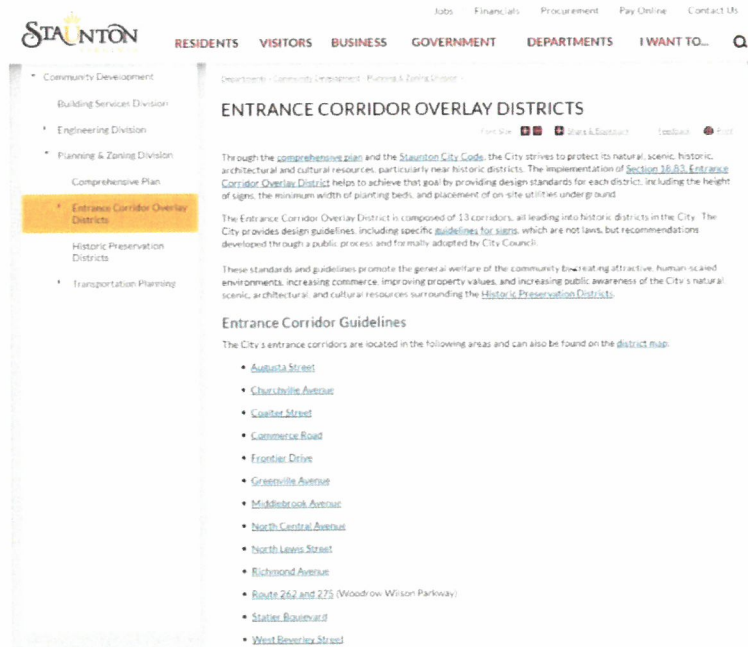
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**17.44.020 Applicability.**

The following shall be subject to the provisions of this chapter:

- A. All new construction or new development except for single-family residence, mobile home, modular home and their accessory structures;
  - B. Any exterior alteration to an existing nonresidential use except for alterations which are determined to be minor, pursuant to Section 17.44.110(B);
  - C. Any alteration of site improvements, such as exterior lighting, landscaping or off-street parking, in conjunction with an existing nonresidential use, except for alterations which are determined to be minor, pursuant to Section 17.44.110(B);
  - D. Any exterior alteration to an existing duplex, triplex or multifamily structure except for alterations which are determined to be minor, pursuant to Section 17.44.110(B);
- {...}

Design Review



Zoning Overlay Districts



Home Public projects

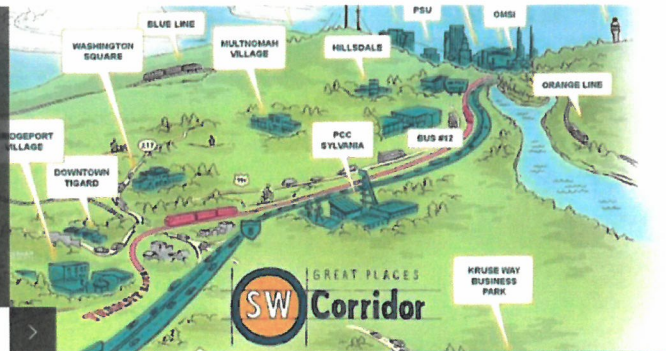
# Southwest Corridor Plan

From Southwest Portland to Tigard, Tualatin and Sherwood, let's work together to keep growing communities moving.

- Overview
- Light rail planning
- Equitable Development Strategy
- What's in the plan?
- Project committees
- Project library
- Land use final order

**Next steps**

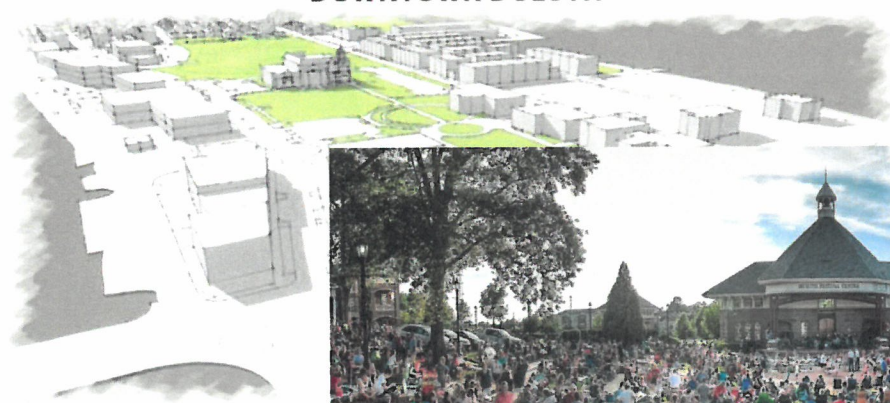
Analysis continues on a proposed MAX light rail line in the Southwest Corridor. Planners and engineers are advancing designs for the light rail alignment, stations and companion projects. The Final Environmental Impact Statement will evaluate updated designs, respond to comments and confirm strategies to minimize and mitigate impacts identified in the Draft Environmental Impact Statement. The Final EIS is expected to be available in late 2019, to be followed by the project funding process with a possible transportation funding measure in 2020.



Corridor Planning

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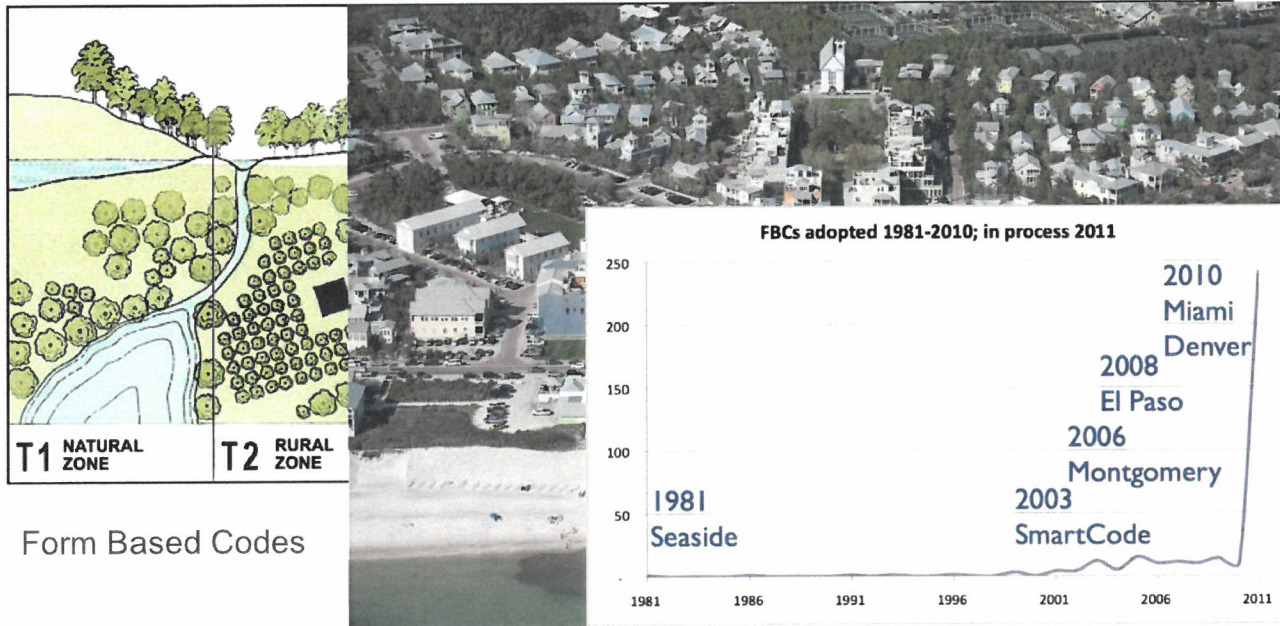
## MASTER PLAN FOR DOWNTOWN DULUTH



Master Planning

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# THE TRANSECT AND COMMUNITY UNITS



Form Based Codes

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Take-away

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