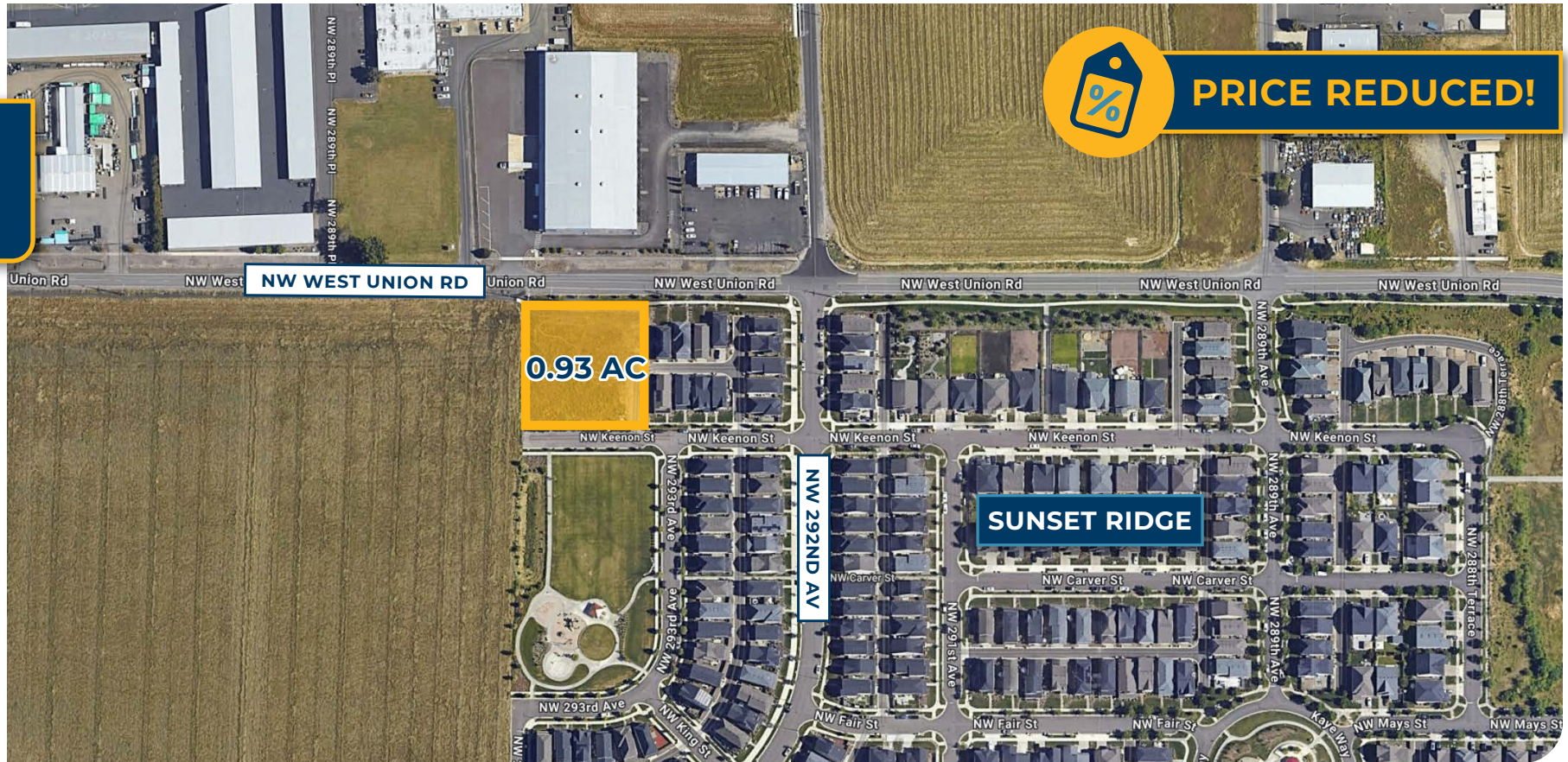




FOR SALE



# SUNSET RIDGE DEVELOPMENT PARCEL

## Commercial / Multifamily Opportunity

± 0.93 AC (40,511 SF) | **Sale Price: \$405,000 (\$10 psf)**

**NW West Union Rd & NW 293rd Ave, North Plains, OR 97133**

- Excellent Visibility and Great Frontage
- Located in the East Expansion Area in North Plains, OR
- Conceptual Plans Include 6,000 SF Commercial Building & 26 Parking Spaces
- Multifamily and Mixed-Use Development also Permitted in the Neighborhood Community (NC) Zone
- Part of the Sunset Ridge Residential Subdivision

**NICHOLAS G. DIAMOND**

Principal Broker | Licensed in OR & WA

503-222-2655 | [ndiamond@capacitycommercial.com](mailto:ndiamond@capacitycommercial.com)

**RILEY M. HENDERSON, MRED**

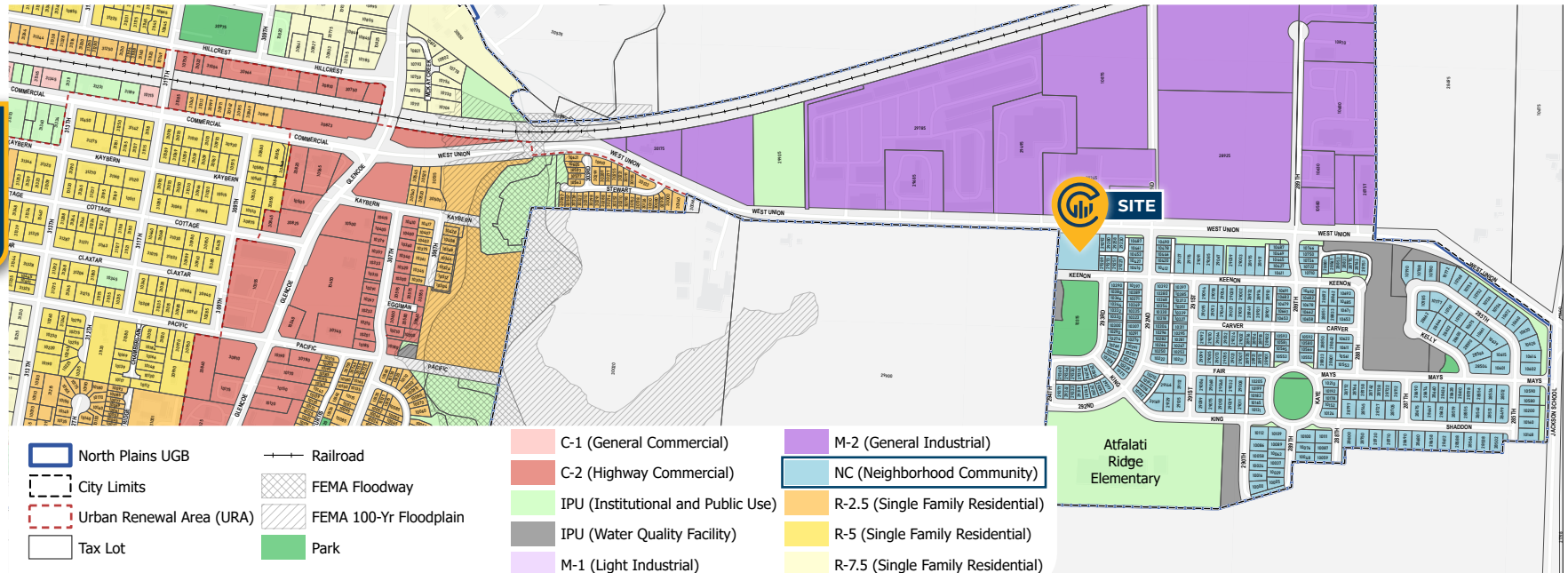
Senior Associate Broker | Licensed in OR & WA

503-975-9301 | [riley@capacitycommercial.com](mailto:riley@capacitycommercial.com)





# ZONING



Source: <https://cms3.revize.com/revize/northplains/Documents/Departments/Planning/Maps/22816%20North%20Plains%20Zoning%2036x24%202025-01-22.pdf>

## 155.255 PURPOSE

The Neighborhood Community Zone (NC) incorporates a number of design, development and infrastructure features indicative of a self-reliant neighborhood, including, but not limited to: quality and craftsmanship in the built environment; an appropriate mix of architectural styles, residential types and densities and neighborhood commercial opportunities to serve the surrounding neighborhood; advantageous and sensitive use of natural resource features and open space; and innovative and imaginative site planning in order to develop a sense of place where amenities, facilities, features and overall urban design could not be achieved through application of individual or a combination of zones. The NC Zone shall be used to implement the Neighborhood Community Comprehensive Plan designation. Master planning of the non-exception expansion areas is necessary to achieve a cohesive vision for the build out of these areas.

## 155.257 PERMITTED USES.

The following uses are permitted outright within the NC Zone when associated with an approved Master Plan:

- A. Single-family detached housing;
- B. Single-family attached housing;

- C. Duplexes or triplexes;
- D. Rowhouses/townhomes;
- E. Multi-family dwellings;
- F. Accessory dwellings and accessory structures, subject to §§ 155.500 through 155.502 of this chapter;
- G. Mixed-use (including residential, commercial and/or institutional uses with no residential uses on ground floor street-facing building elevation);
- H. Parks and permanent open space;
- I. Neighborhood commercial uses;
- J. Certified family child care home;
- K. Residential homes;
- L. Residential facility; and
- M. Short-term rentals subject to § 155.056(F); and
- N. Manufactured homes on individual lots, subject to §§ 155.515 through 155.518 of this chapter.

## 155.258 CONDITIONAL USES

The following uses and their accessory structures may be permitted in the NC Zone when authorized by the Planning Commission pursuant to this chapter:

- A. Church/religious institution;
- B. Governmental structure or use, including a fire station, library or museum;
- C. School: nursery, elementary, junior high, senior high, college or university;
- D. Geriatric care or assisted living facility;
- E. Community service facility;
- F. Uses permitted outright in the Light industrial (M-1) Zoning District, as identified in § 155.276 of this chapter; and
- G. Mixed-use (including residential, commercial and/or institutional uses with residential uses on ground floor street-facing building elevation).

[Click Here to View the Full NC Neighborhood Community Zoning Code](#)





# SUBDIVISION SITE PLAN

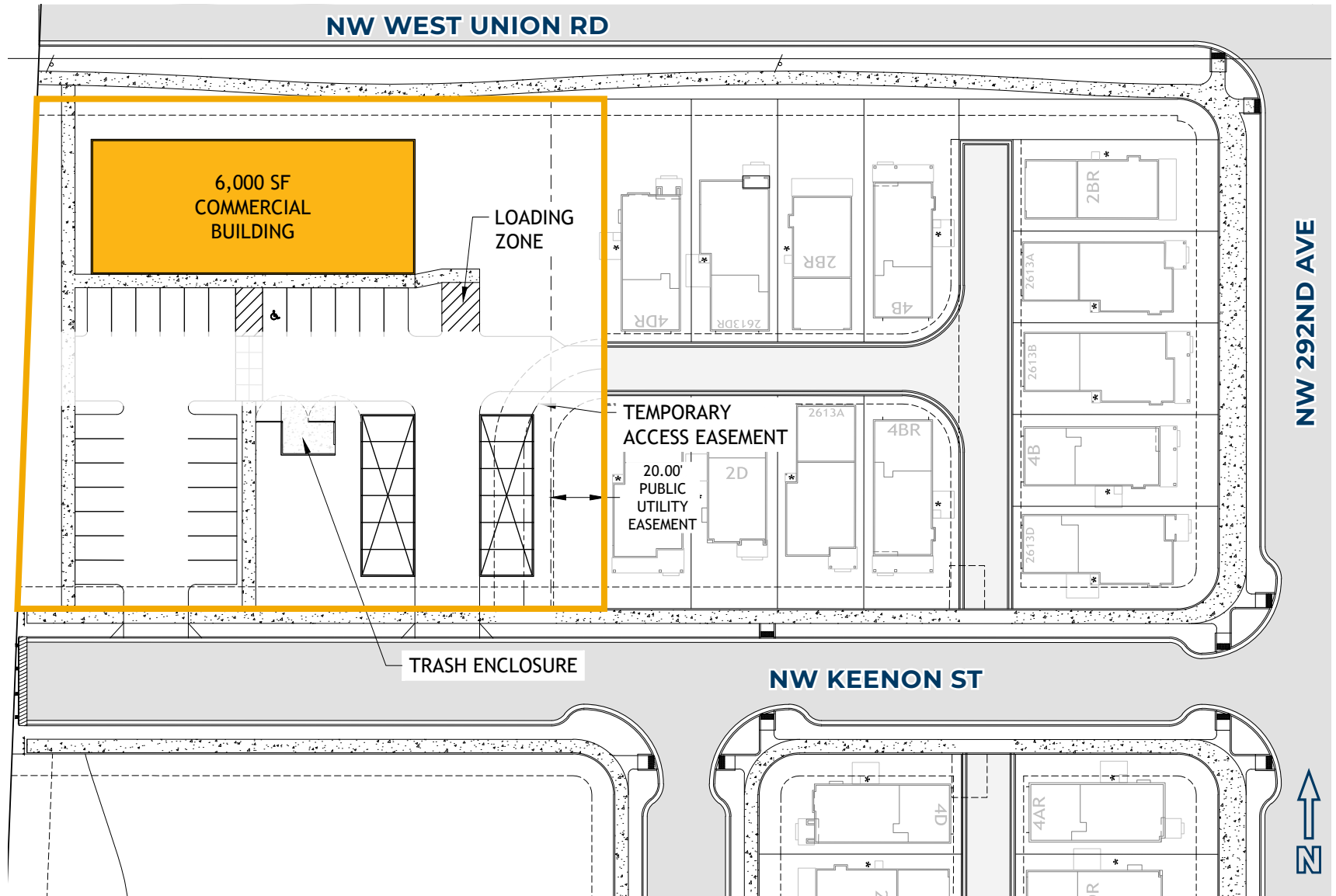
## SUNSET RIDGE SUBDIVISION SITE PLAN





# CONCEPTUAL SITE PLAN

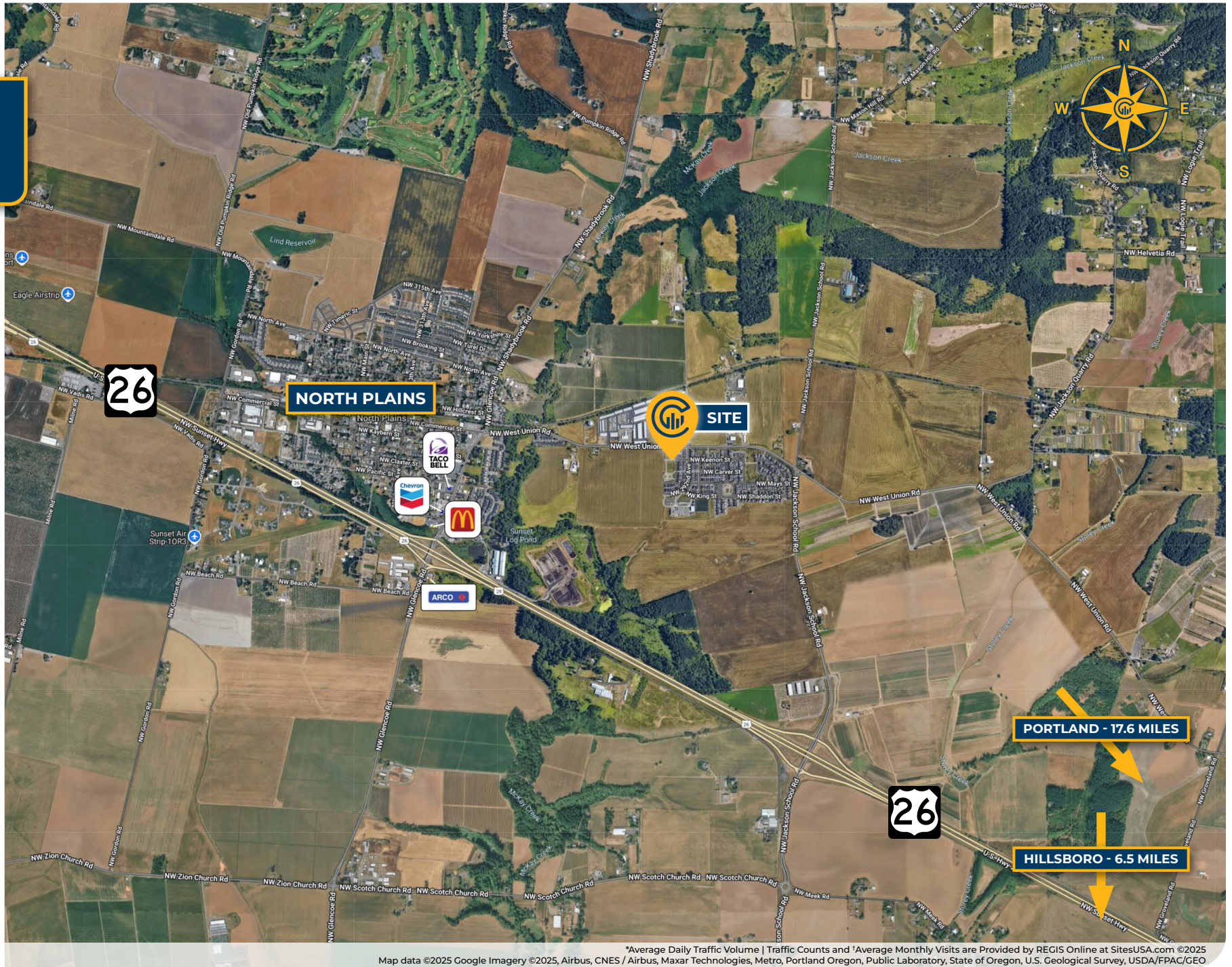
## CONCEPTUAL SITE PLAN





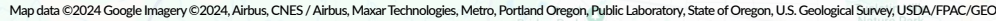


# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025  
Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO





Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
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TIGER Geography - RS1

# SUNSET RIDGE DEVELOPMENT PARCEL