



# **City of Portland Bureau of Development Services**

Staff Presentation to the  
**Portland City Council**

Land Use Review 13-131300 CP ZC





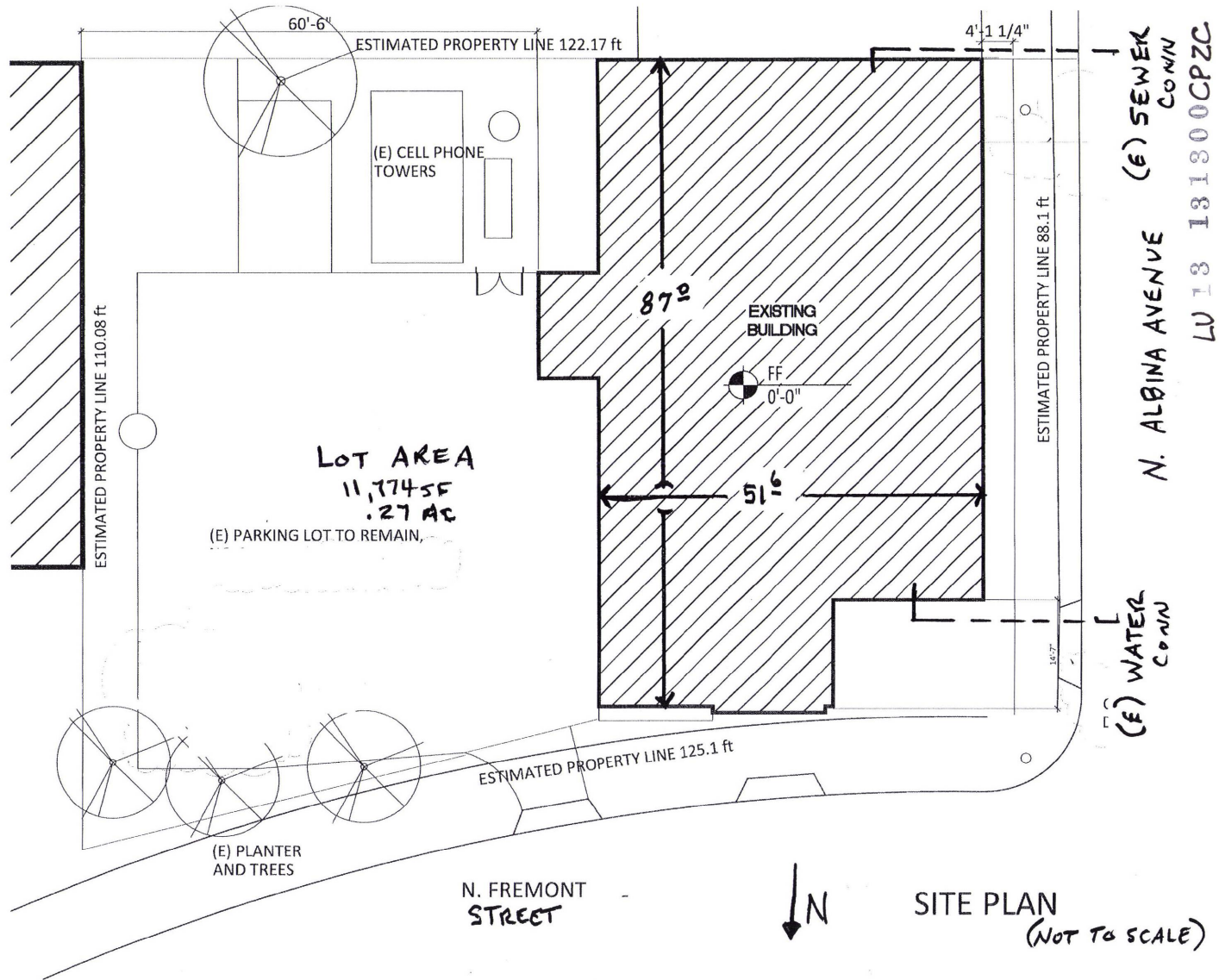
# Proposal and Approval Criteria

- **Comprehensive Plan Map Amendment from Industrial Sanctuary to Central Employment**  
**Approval Criteria 33.810.050.A**
- **Zoning Map Amendment from General Industrial 1, (IG1) to Central Employment zone with Design overlay zone (EXd)**  
**Approval Criteria 33.855.050**



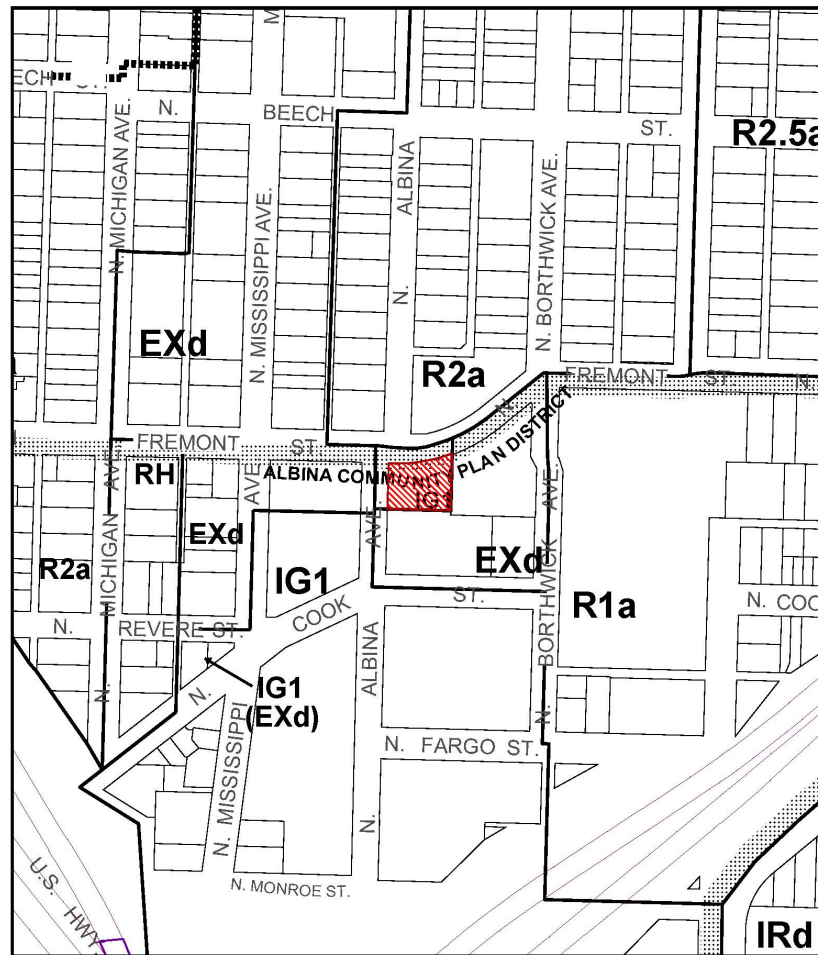


# Site Plan





# Existing Zoning



**ZONING  
EXISTING**



Site



NORTH

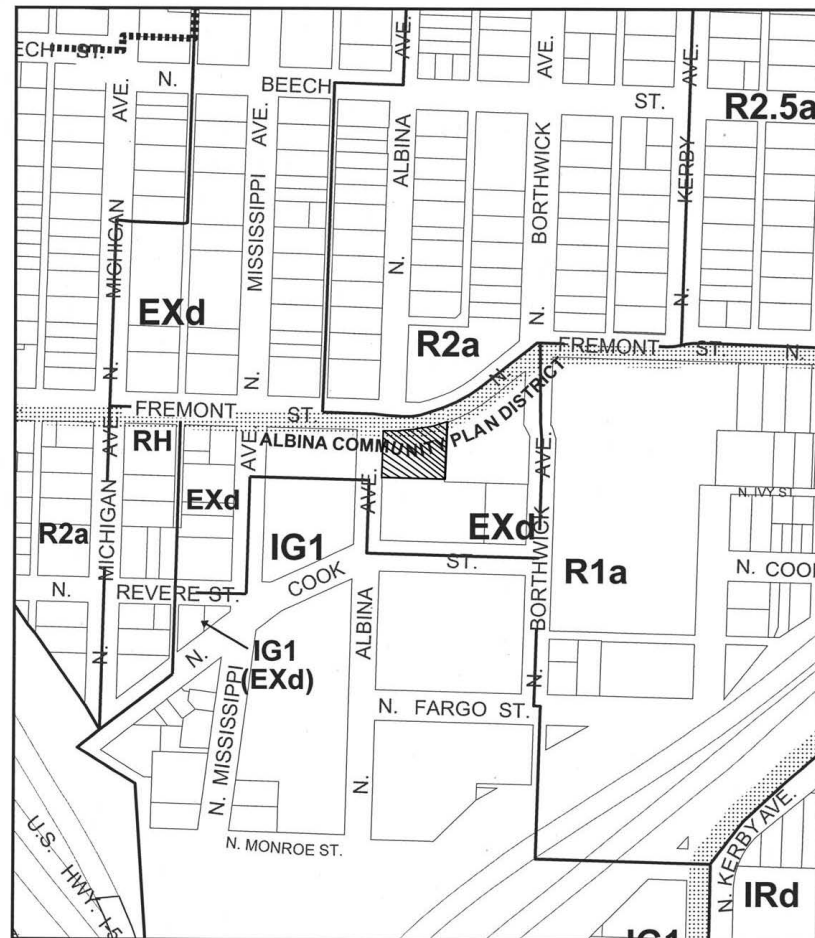
This site lies within the:  
ALBINA COMMUNITY PLAN DISTRICT

File No. LU 13-131300 CP,ZC  
1/4 Section 2729  
Scale 1 inch = 200 feet  
State\_Id 1N1E27BA 3800  
Exhibit B1 (Jun 03, 2013)





# Proposed Zoning



**ZONING  
PROPOSED**



This site lies within the:  
ALBINA COMMUNITY PLAN DISTRICT

File No. LU 13-131300 CP,ZC  
1/4 Section 2729  
Scale 1 inch = 200 feet  
State\_Id 1N1E27BA 3800  
Exhibit B2 (Mar 28, 2013)

















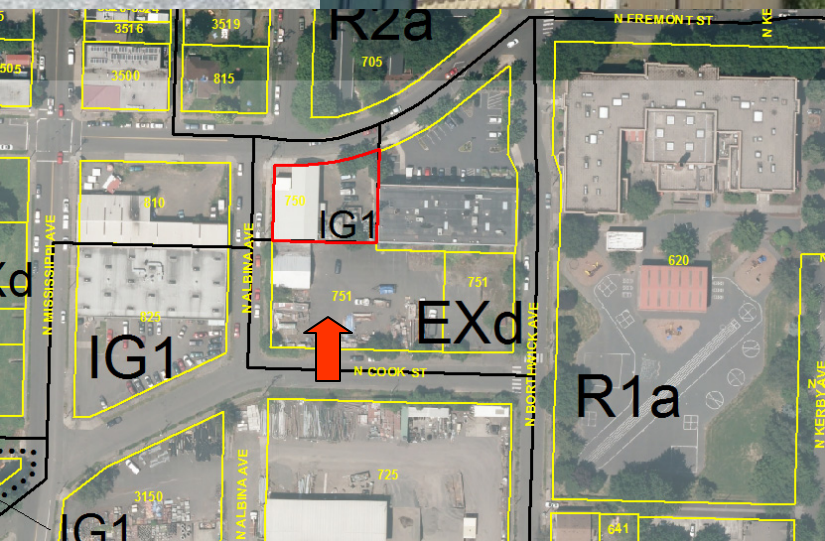








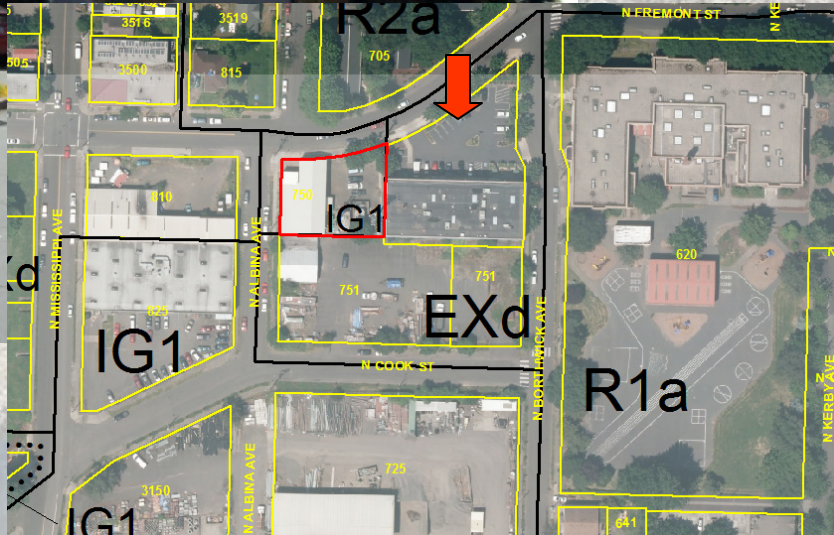




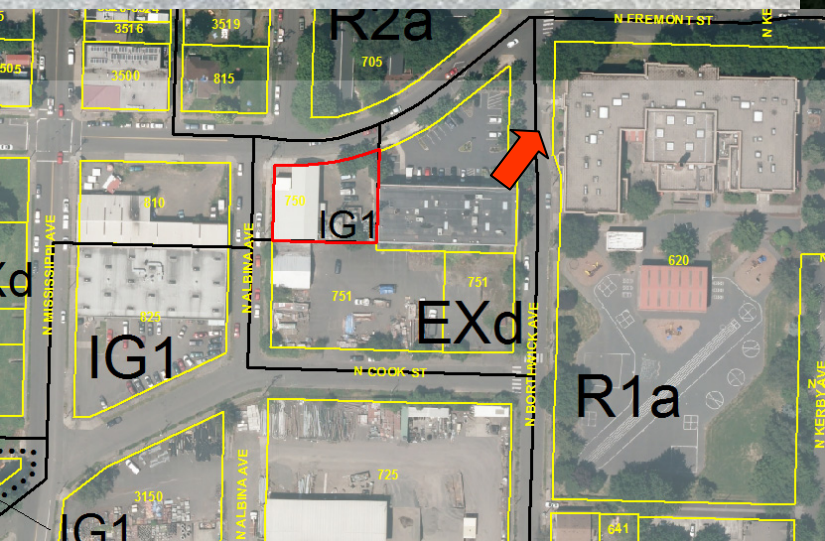




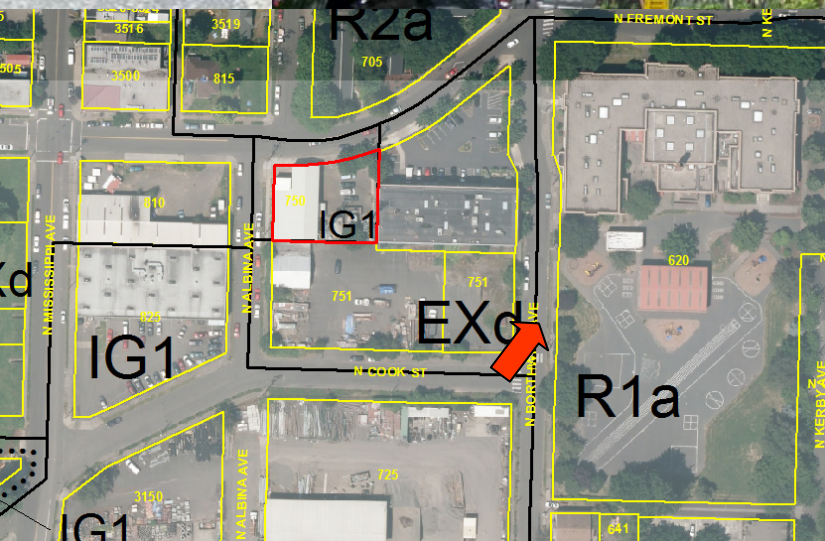




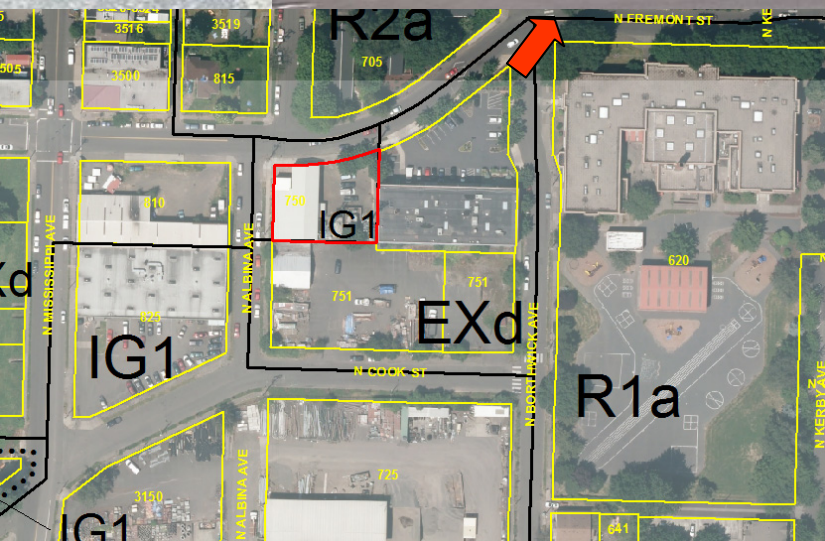




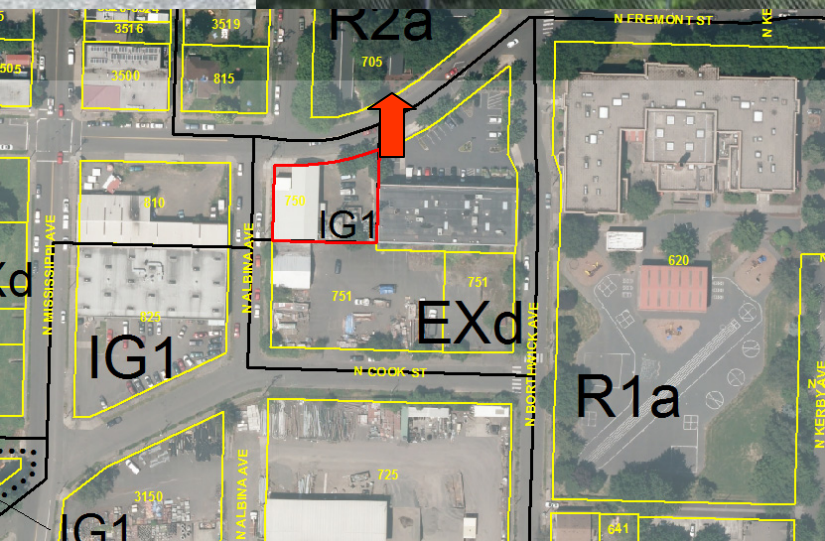




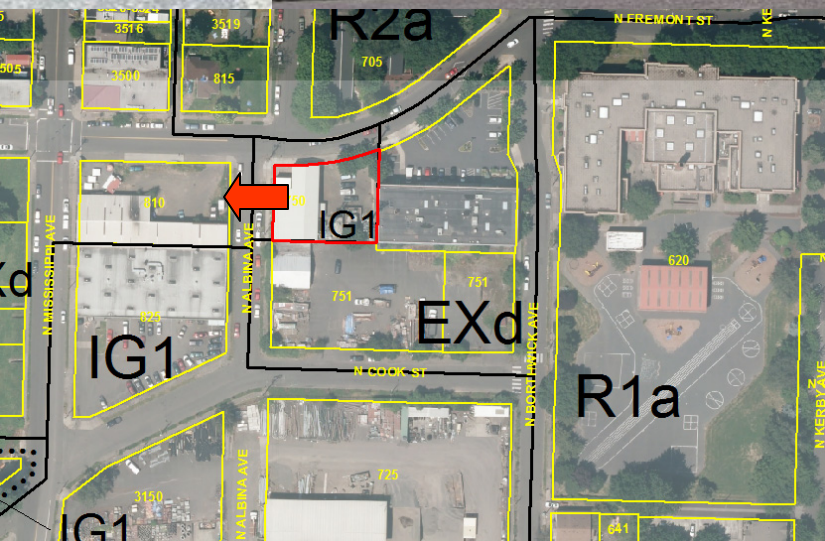




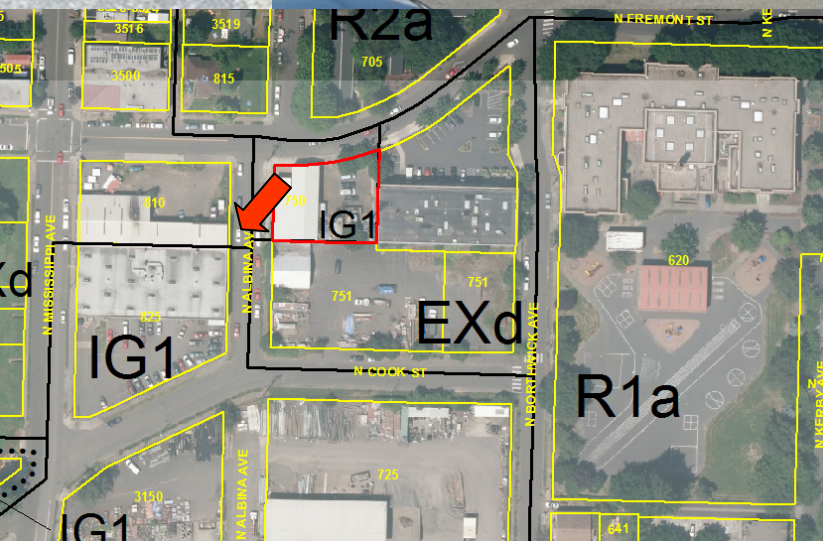




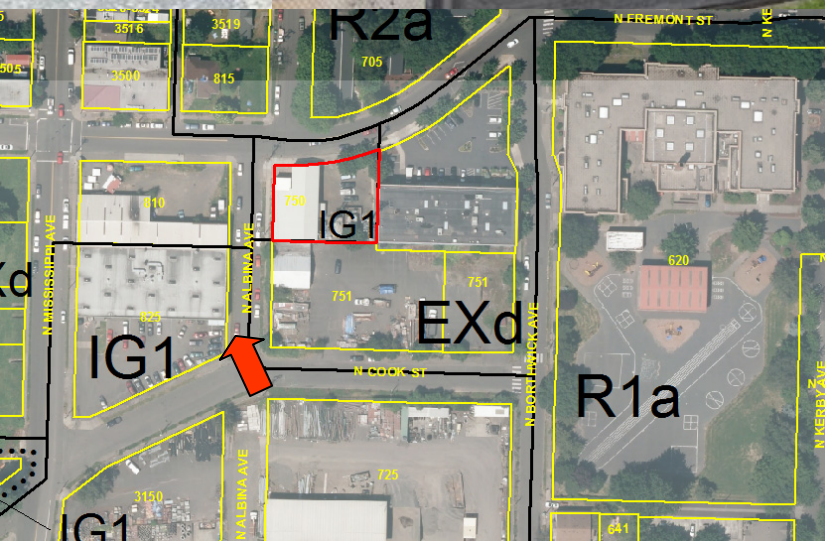




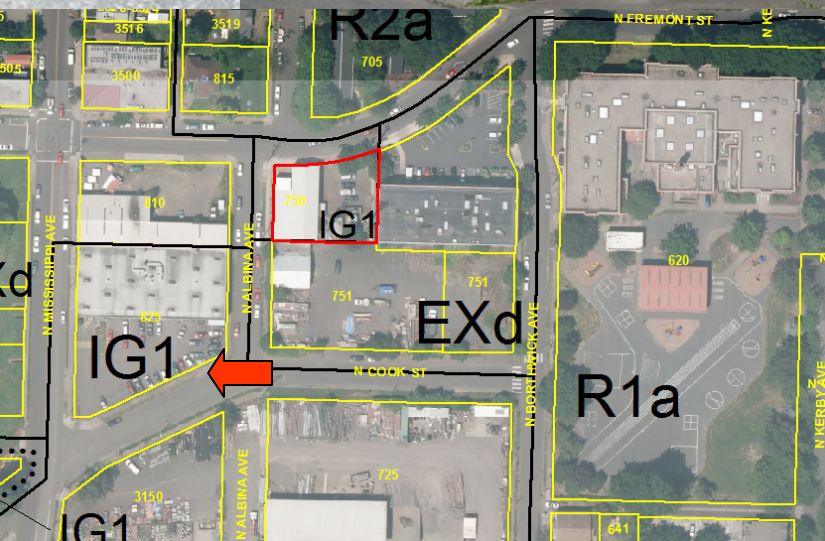




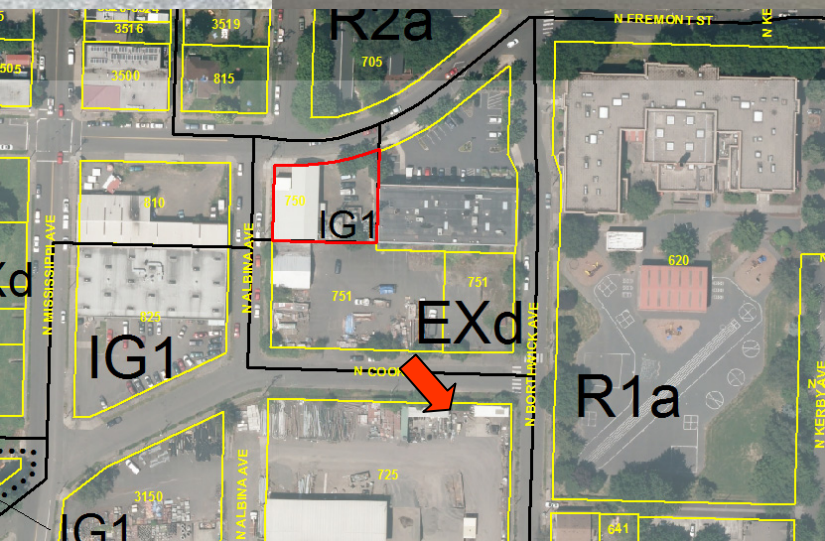




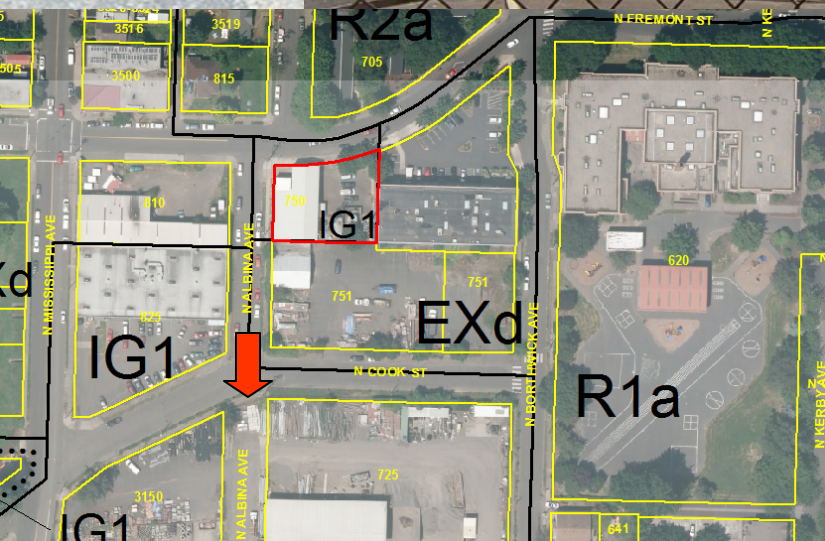
















# Hearings Officer Recommendation

On balance, the proposed map designation change is more supportive of relevant City policies.

Public services are adequate to support EX zone development and uses.

**Approve** plan map amendment and zoning map change.







