



City of Portland Bureau of Development Services

Staff Presentation to the Portland City Council
Land Use Review LU 15-280008 CP ZC

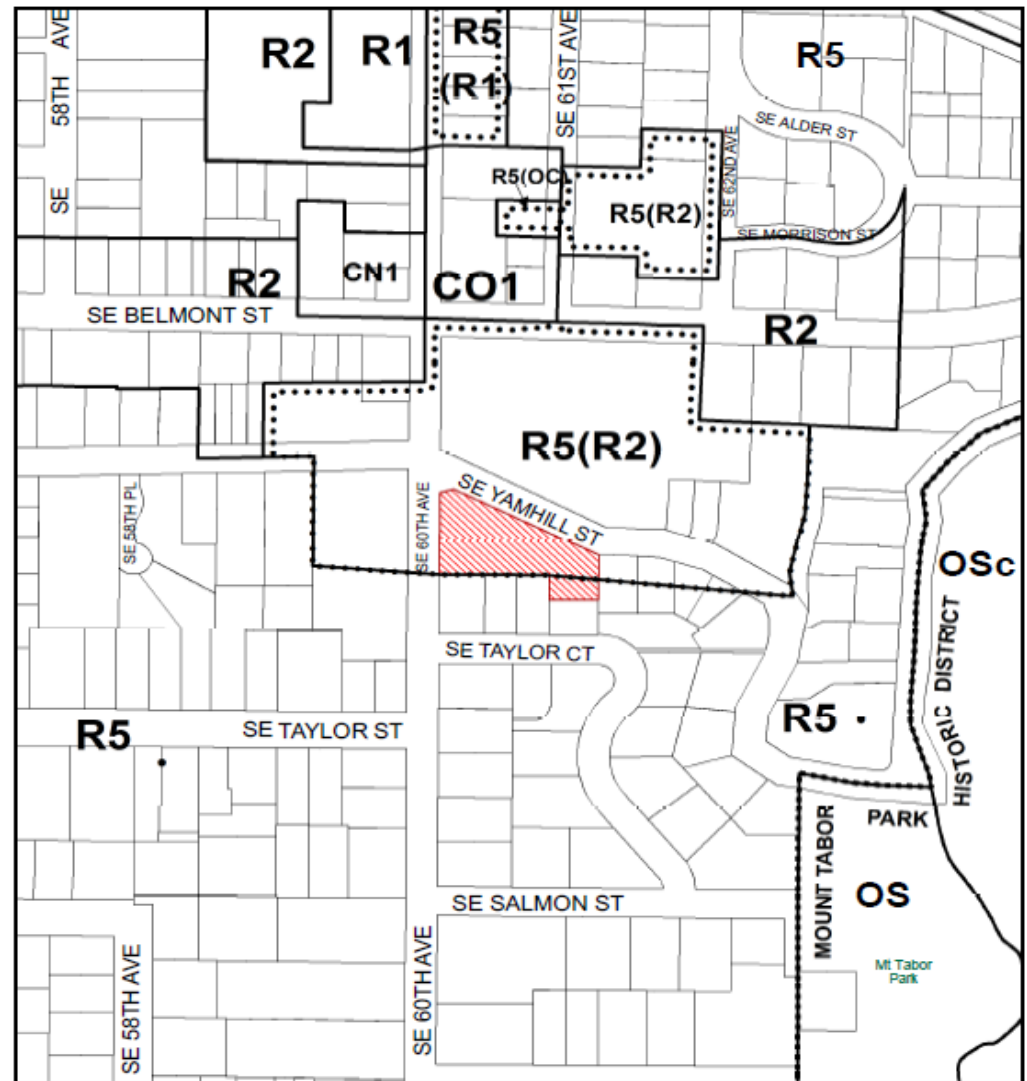
6012 SE Yamhill Street

Summary of the Proposal

- **Change the Zoning Map designation for approximately 85% of the site from R5 (Residential 5,000) to R2 (Residential 2,000); and**
- **Change both the Comprehensive Plan Map and Zoning Map designation for approximately 15% of the site from R5 (Residential 5,000) to R2 (Residential 2,000).**

Current Zoning Map

- Entire Site currently zoned R5
- Building previously used as dormitory for International Christian Communications

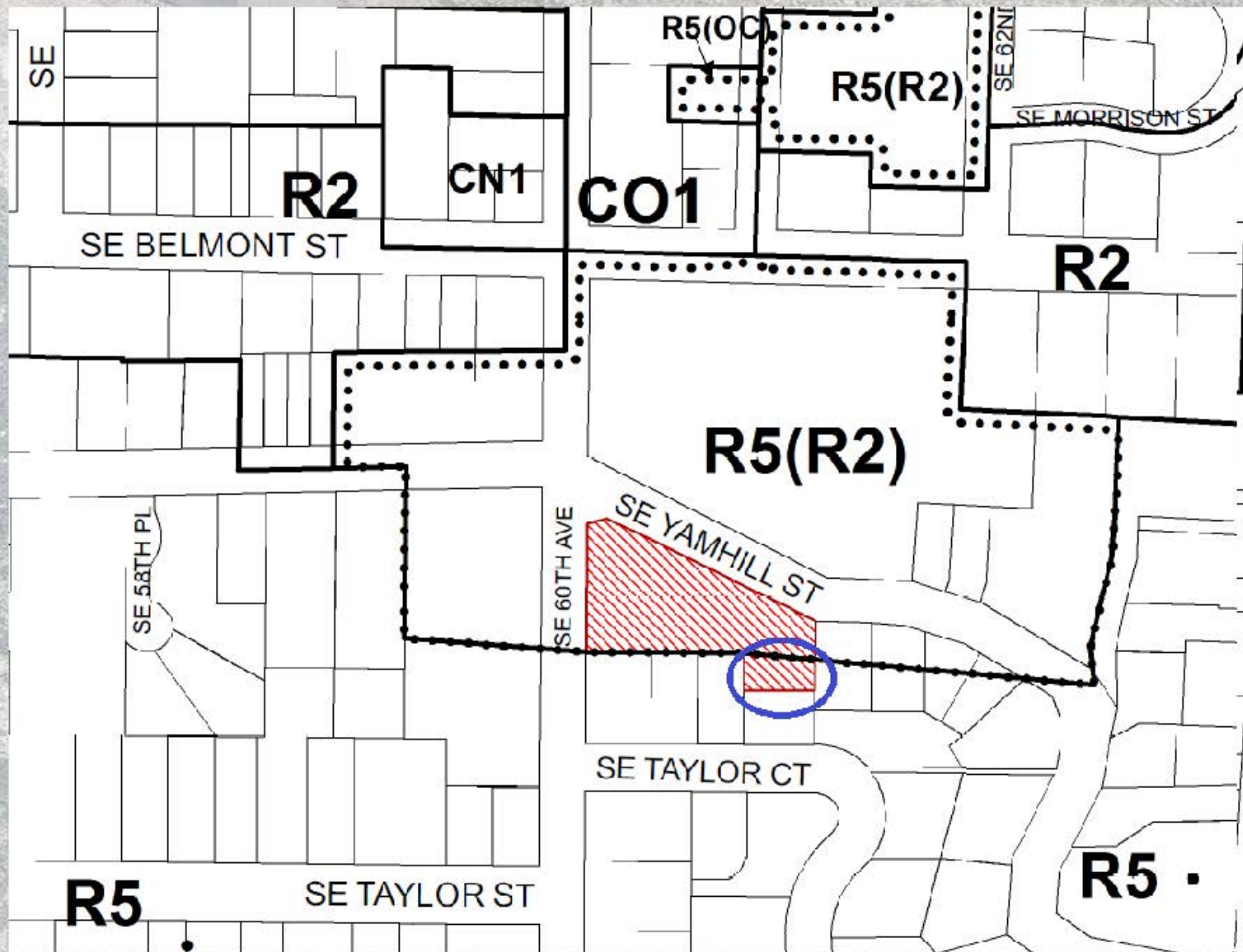


CURRENT ZONING

- ▨ Site
- Historic Landmark

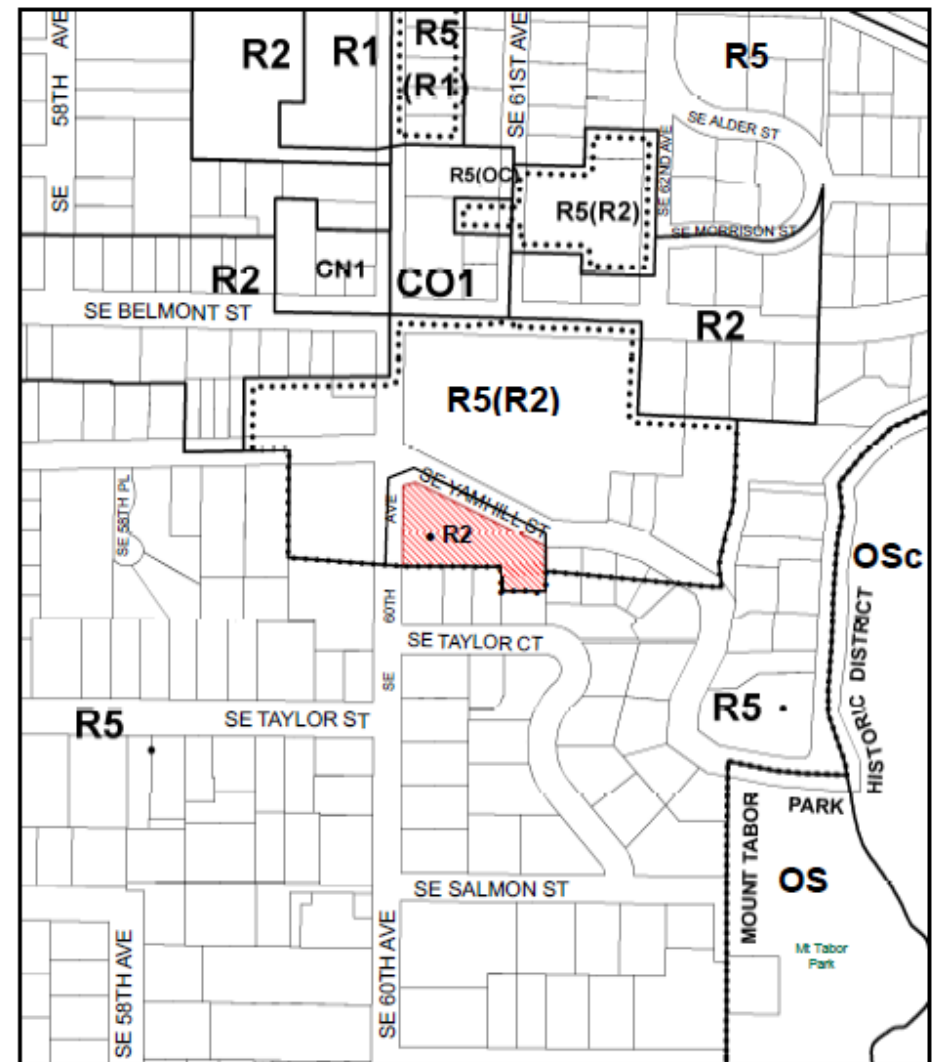


File No.	LU 15-280008 CP ZC
1/4 Section	3136
Scale	1 inch = 200 feet
State_Id	1S2E06AA 14600
Exhibit	B.1 (Jan 06, 2016)



Proposed Zoning Map

- Entire site zoned R2
- Proposed zoning corresponds with Comprehensive Plan Update
- Historic landmark
- Planned conversion to 76 dwelling units, mostly studios
- Retention of existing 15 on-site parking spaces



PROPOSED ZONING

- Site
- Historic Landmark



File No. LU 15-280008 CP ZC
 1/4 Section 3136
 Scale 1 inch = 200 feet
 State_Id 1S2E06AA 14600
 Exhibit B.2 (Dec 06, 2016)

Aerial View





11/17/2016

An aerial photograph of a river and surrounding land. The river flows from the top left towards the bottom right. On the left bank, there is a large, irregularly shaped area of green, possibly a park or undeveloped land. The right bank is more developed with buildings and infrastructure. The text 'Approval Criteria' is overlaid on the top right of the image.

Approval Criteria

- **33.810.050 Comprehensive Plan Map Amendment**
- **33.855.050 Zoning Map Amendment**

Findings

- Comprehensive Plan Map Amendment
- The proposal is on-balance equally or more supportive of the Comprehensive Plan
 - Satisfies Metro's Requirements;
 - The proposal provides more opportunities for housing and housing types;
 - The proposal is consistent with transportation policies and objectives; and
 - The overall project will be consistent with surrounding development.

Findings

- Zoning Map Amendment
- The proposal meets the approval criteria for base zone changes.
- The proposed zoning is consistent with the Comprehensive Plan Map designation;
- City Bureaus found that the site has adequate public services for the zone; and
- BES added a condition of approval regarding stormwater management.

Testimony

4 people testified. Testimony focused on:

- Pedestrian safety;
- Increased traffic; and
- Parking

Conclusions

- Hearings Officer recommends approval of:
 - Comprehensive Plan Map Amendment to change designation from high-density single dwelling (R5 – Residential 5,000) to low density multi-dwelling (R2 – Residential 2,000) for the landlocked segment of the site; and
 - Zone Map Amendment to change zoning from R5 to R2 Consistent with 2035 Comp plan updates for the entire site.



11/17/2016



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CHURCH
PARKING ONLY
NO OTHER
VEHICLES

11/17/2016



Adventist
Health

11/17/2016

Mt. Tabor
Medical Clinic



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