



LU 16-292724 CP ZC

Comprehensive Plan Map Amendment
with Zoning Map Amendment
5901 SE Belmont St.

STAFF PRESENTATION TO CITY COUNCIL

SEPTEMBER 21, 2017

Summary of the Proposal

	Existing	Proposed
Comprehensive Plan Map Designation	Low-Density Multi-Dwelling	Neighborhood Commercial
Zoning Map Designation	R2, Multi-Dwelling Residential 2,000	CN1, Neighborhood Commercial 1

Comprehensive Plan Map and Zoning Map Amendments

Proposal

Zoning

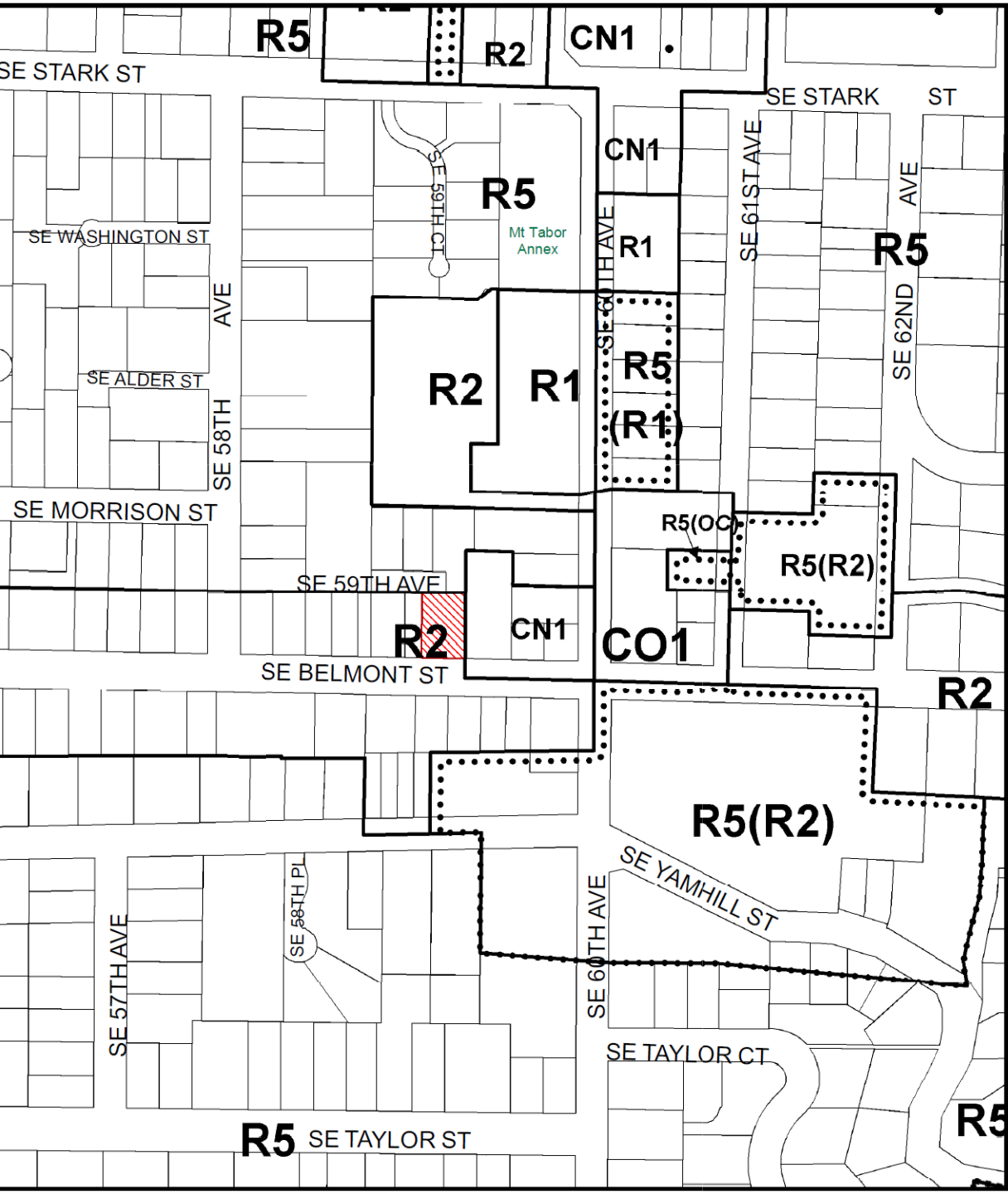
Photos/Context

Approval Criteria

Staff Recommendation

- ▶ Allowed uses in new zone: Office, Retail Sales and Service, Household Living, etc.





Existing Zoning

- R2 zoning
- Adjacent to R2, R5, and CN1 zoning
- No overlay zoning
- Developed with single-dwelling residence
- Maximum density is 3 units

Comprehensive Plan
Map and Zoning Map
Amendments

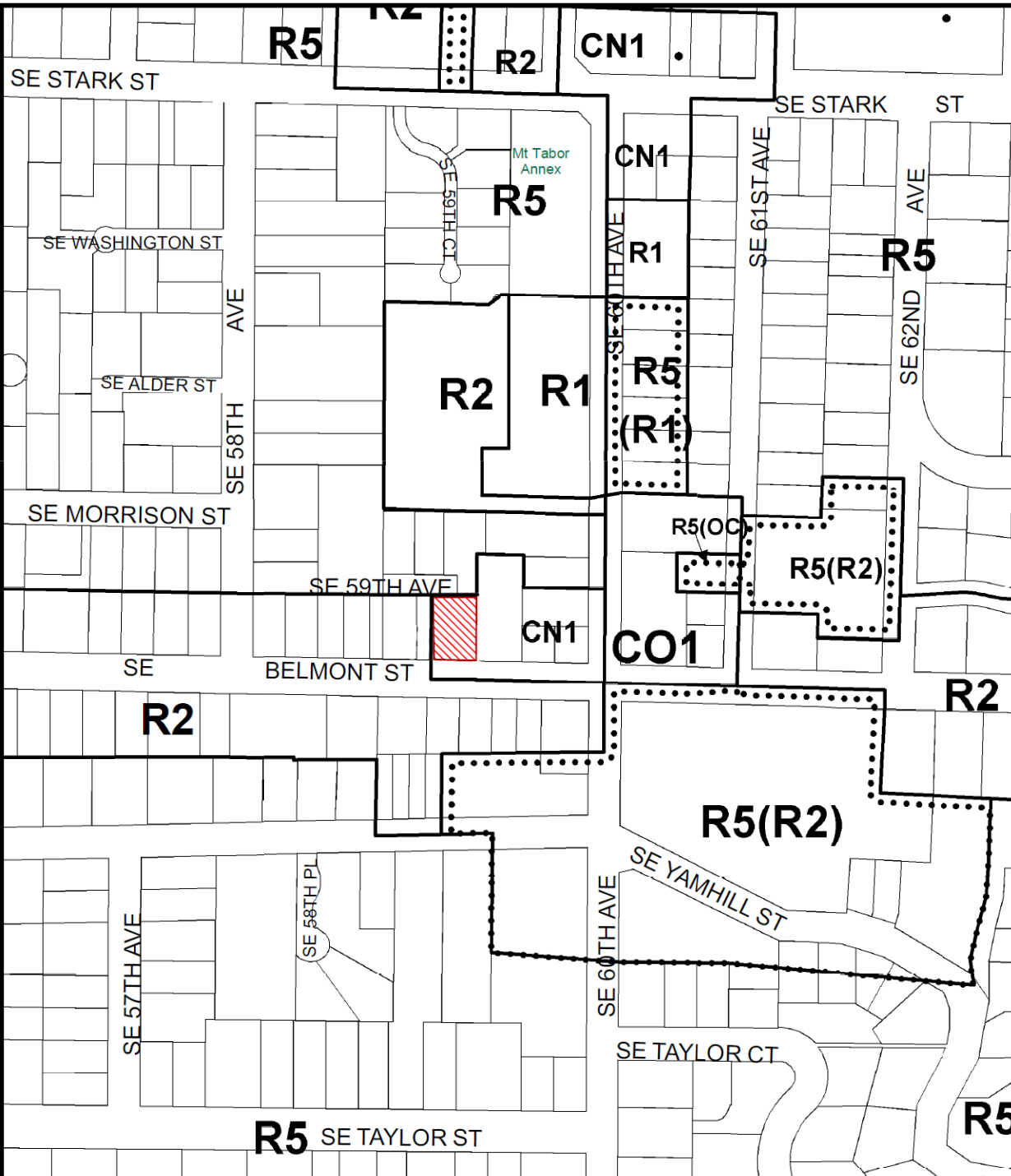
Proposal/Zoning

Photos/Context

Approval Criteria

HO Recommendation





Proposed Zoning

Comprehensive Plan
Map and Zoning Map
Amendments

- CN1
- Neighborhood
Commercial Comp
Plan designation
- Variety of allowed
uses

Proposal/Zoning

Photos/Context

Approval Criteria

HO Recommendation



Aerial View



Comprehensive Plan Map and Zoning Map Amendments

Proposal/Zoning

Photos/Context

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HO Recommendation



Aerial View



Comprehensive Plan Map and Zoning Map Amendments

- Proposal/Zoning
- Photos/Context**
- Approval Criteria
- HO Recommendation





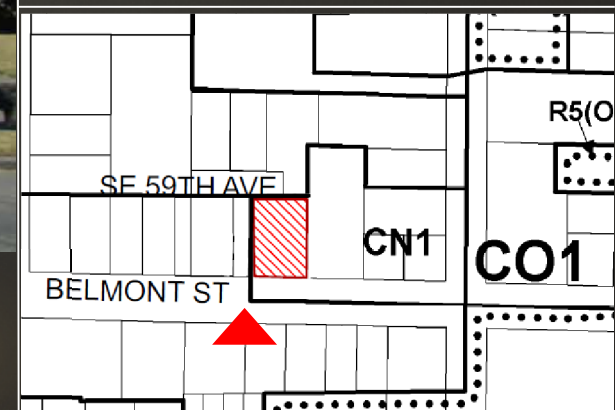
Comprehensive Plan Map and Zoning Map Amendments

Proposal/Zoning

Photos/Context

Approval Criteria

HO Recommendation





Comprehensive Plan Map and Zoning Map Amendments

Proposal/Zoning

Photos/Context

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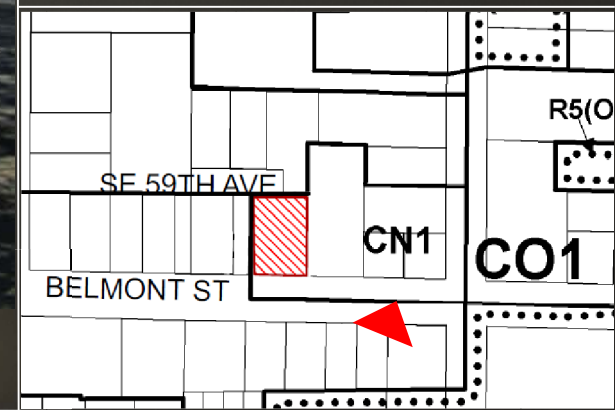
Comprehensive Plan Map and Zoning Map Amendments

Proposal/Zoning

Photos/Context

Approval Criteria

HO Recommendation





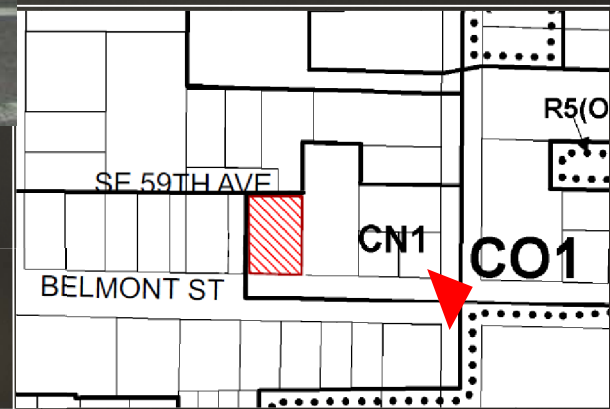
Comprehensive Plan Map and Zoning Map Amendments

Proposal/Zoning

Photos/Context

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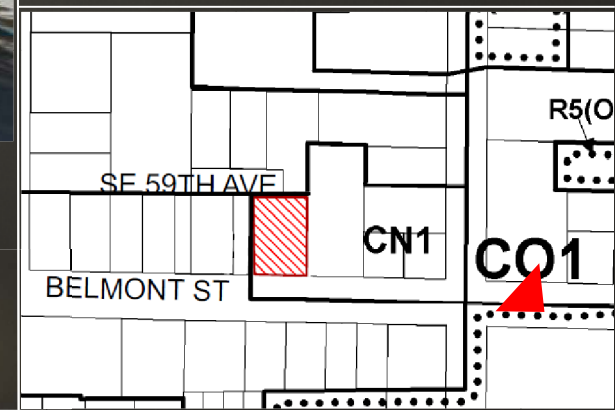
Comprehensive Plan Map and Zoning Map Amendments

Proposal/Zoning

Photos/Context

Approval Criteria

HO Recommendation



Approval Criteria

33.810.050 Comprehensive Plan Map
Amendment

33.855.050 Zoning Map Amendment

Comprehensive Plan
Map and Zoning Map
Amendments

Proposal/Zoning

Photos/Context

Approval Criteria

HO Recommendation



Approval Criteria

33.810.050.A Comprehensive Plan Map Amendment

1. On balance, the proposal is equally or more supportive of the Comprehensive Plan as a whole than the old designation.

Comprehensive Plan
Map and Zoning Map
Amendments

Proposal/Zoning

Photos/Context

Approval Criteria

HO Recommendation



Approval Criteria

33.810.050.A Comprehensive Plan Map Amendment

1. On balance, the proposal is equally or more supportive of the Comprehensive Plan as a whole than the old designation.
- Proposal is, on balance, more supportive of Comprehensive Plan goals and policies;
 - Proposal is supportive of the policies of Metro's Urban Growth Management Functional Plan

Comprehensive Plan
Map and Zoning Map
Amendments

Proposal/Zoning

Photos/Context

Approval Criteria

HO Recommendation



Approval Criteria

33.810.050.A Comprehensive Plan Map Amendment

2. The proposal is consistent with the Statewide Land Use Planning Goals;

Comprehensive Plan
Map and Zoning Map
Amendments

Proposal/Zoning

Photos/Context

Approval Criteria

HO Recommendation



Approval Criteria

33.810.050.A Comprehensive Plan Map Amendment

3. The requested change will not result in a net loss of potential housing units;

Comprehensive Plan
Map and Zoning Map
Amendments

Proposal/Zoning

Photos/Context

Approval Criteria

HO Recommendation



Approval Criteria

33.810.050.A Comprehensive Plan Map Amendment

3. Must demonstrate that the requested change will not result in a net loss of potential housing units;

“No net loss” for housing criterion requires mitigation for 3 dwelling units.

Criterion met through an agreement with owner of affordable housing development offsite on a property elsewhere in SE Portland in the EX zone; 3 units designated as mitigation for the loss of potential housing units on the subject site.

Comprehensive Plan
Map and Zoning Map
Amendments

Proposal/Zoning

Photos/Context

Approval Criteria

HO Recommendation



Approval Criteria

33.855.050.A Zoning Map Amendment

A. Compliance with the Comprehensive Plan Map

1. If more than one corresponding zone, demonstrate the proposed zone is most appropriate.

Comprehensive Plan
Map and Zoning Map
Amendments

Proposal/Zoning

Photos/Context

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HO Recommendation



Approval Criteria

33.855.050.A Zoning Map Amendment

A. Compliance with the Comprehensive Plan Map

1. If more than one corresponding zone, demonstrate the proposed zone is most appropriate.

CN1 versus CN2: Both designed for small sites compatible with scale of surrounding residential areas.

Primary difference: CN2 designed to be auto-oriented and located in less dense or developing residential neighborhoods.

Most appropriate: CN1

Comprehensive Plan
Map and Zoning Map
Amendments

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HO Recommendation



Approval Criteria

33.855.050.A Zoning Map Amendment

B. Adequate Public Services

Comprehensive Plan
Map and Zoning Map
Amendments

Proposal/Zoning

Photos/Context

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HO Recommendation



Approval Criteria

33.855.050.A Zoning Map Amendment

B. Adequate Public Services

- Police and fire protection
- Water supply and capacity
- Stormwater and sanitary systems
- Transportation system

Comprehensive Plan
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Public Testimony

- No written responses to public notice.
- No testimony at Hearings Office hearing.
- **Mt. Tabor Neighborhood Association letter of support:**
 - Residential density is increasing in the neighborhood, but the supply of land and buildings for local services has not kept up.
 - Neighborhood appreciates convenient access to small commercial nodes and neighborhood services provided therein.
 - Location between CN1-zoned property and private street means it is not a good candidate for redevelopment consistent with R2 zone.

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Comprehensive Plan Map Amendment and Zoning Map Amendment LU 16-292724 CP, ZC

Conditional Use &
Adjustment Review

Proposal

Zoning

Plans

Photos/Context

Approval Criteria

Staff Recommendation

Hearings Officer Recommendation:
Approval, no conditions

