

Staff Presentation to the **City Council**

Type III Land Use Review Hearing
4928 NE 11th Avenue
LU 21-098835 CP ZC

Comprehensive Plan and Zone Map Amendments

Bureau of Development Services
City of Portland



2 pm
October 6, 2022



Presentation Summary

- 1. Proposal**
- 2. Photos of Site**
- 3. Approval Criteria**
- 4. Neighborhood Comment**
- 5. Hearings Officer Recommendation**

Applicant's Proposal:

Comprehensive Plan Map Amendment to change the Comprehensive Plan Land Use Designation

- from Single Dwelling – 2,500
- to **Mixed Use – Urban Center**

Zoning Map Amendment to change the Zoning Map designation

- from Residential 2,500, R 2.5
 - to **Commercial Mixed Use 2, CM2**
-
- Overlay zones: The applicant proposes to add the Design (d) and Centers Main Street (m) overlay zones to the site, to be consistent with other nearby properties along NE Alberta Street. The existing Aircraft Landing “h” overlay zone is proposed to remain on the site.

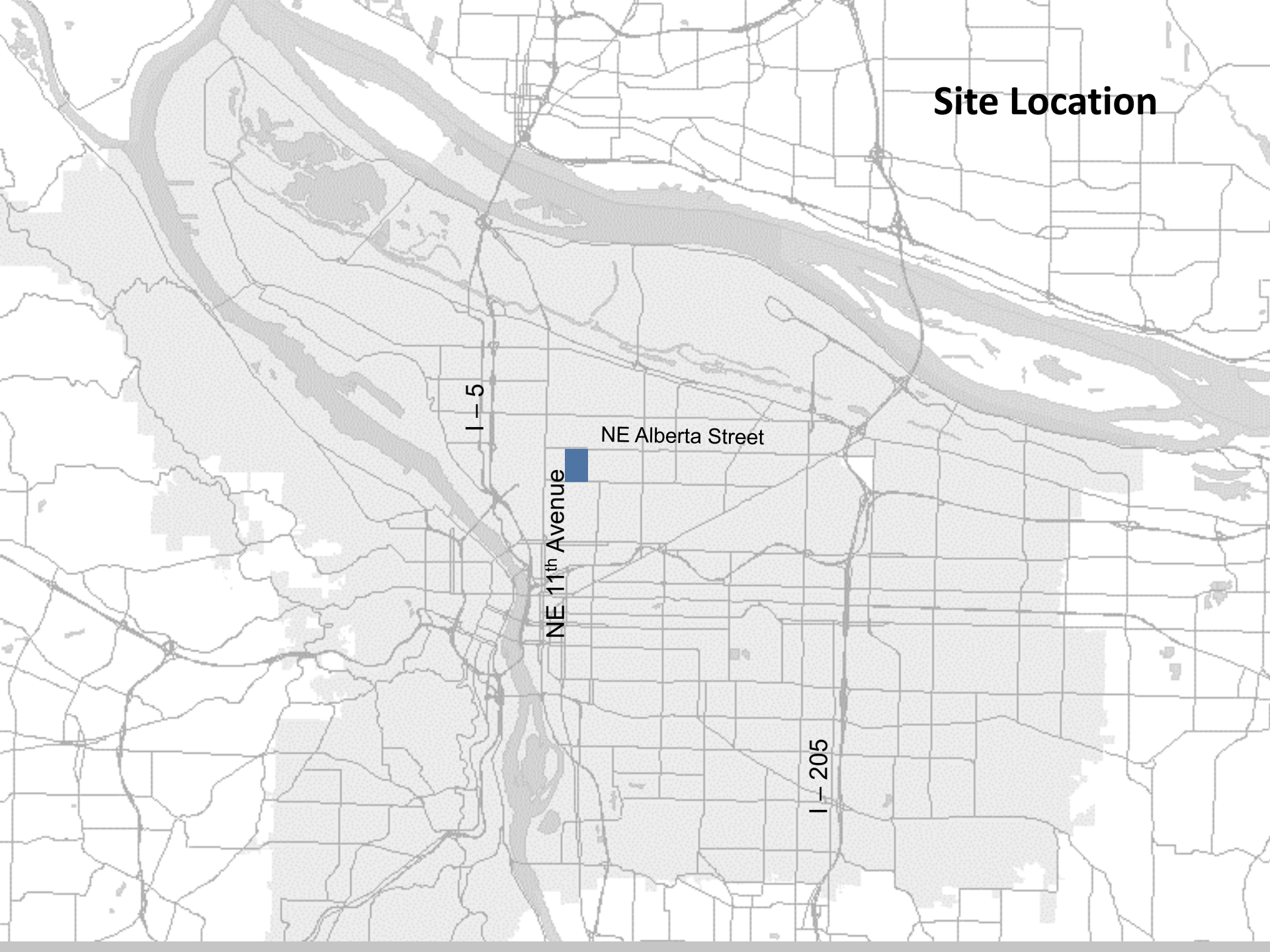
Applicant's statement:

Alberta Street Development LLC (ASD) owns the Property along with the adjacent lot to the north (1130 NE Alberta Street) which is zoned CM2 and within the d, m, and h overlay zones. ASD seeks to remedy the split zoning of its overall Site (which includes the northern lot and the Property) by changing the Property's zoning to CM2 and adding the d and m overlays (the existing h overlay will remain unchanged).

The Property is currently developed with a 1,300 square foot residence. ASD is not proposing redevelopment as part of this Proposal but seeks CM2 zoning to allow a mix of uses on the Property in the future including a restaurant with outdoor seating, as well as potentially multi-dwelling residential, additional neighborhood commercial, or a guest house.

Because development is not proposed, this application evaluates the reasonable maximum development on the Property (13,000 square feet of commercial use, which assumes the maximum development would earn and utilize the maximum affordable commercial space bonus).

Site Location

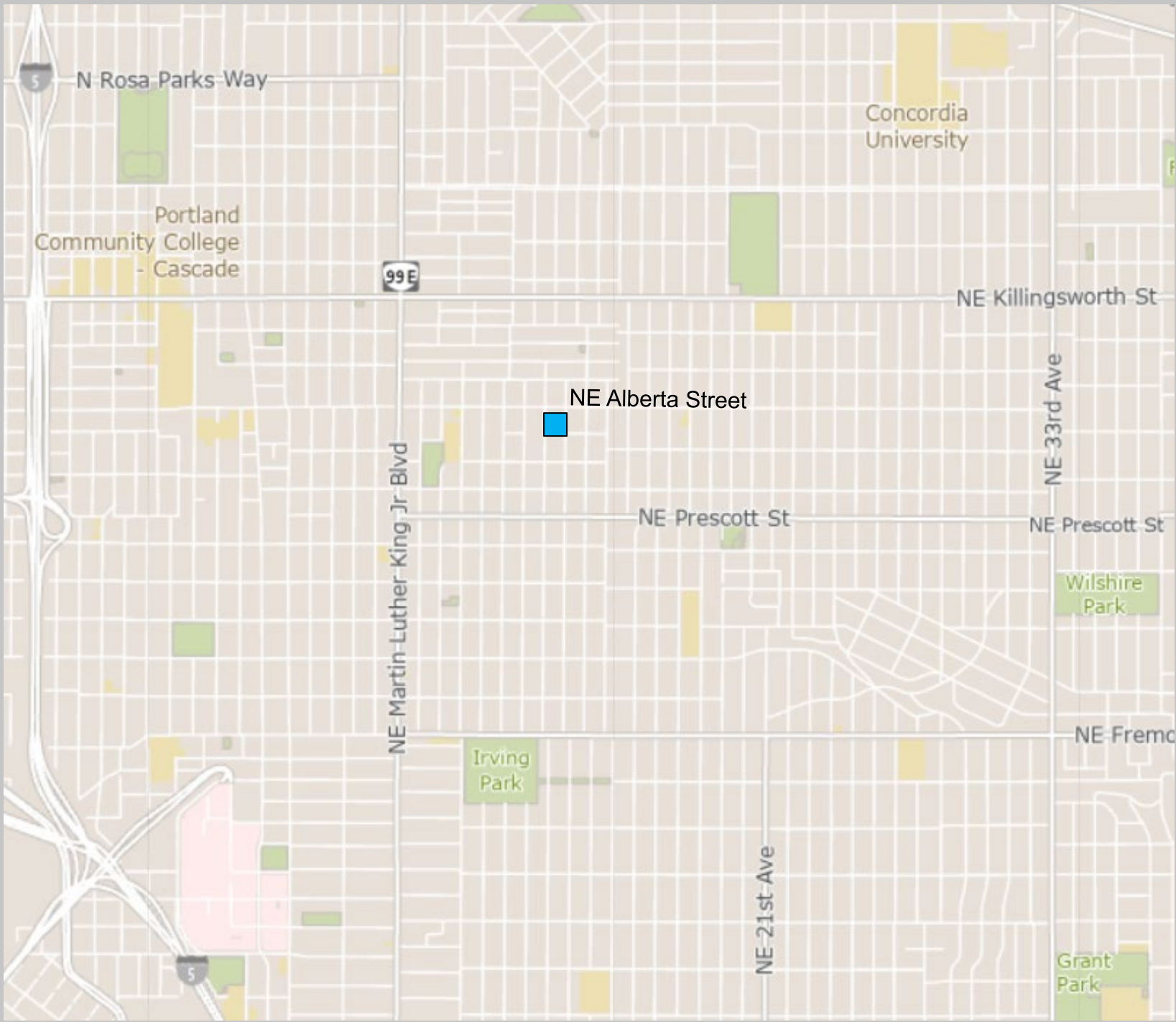


I - 5

NE 11th Avenue

NE Alberta Street

I - 205



N Rosa Parks Way

Concordia University

Portland Community College - Cascade

99E

NE Killingsworth St

NE Alberta Street



NE 33rd Ave

NE Martin Luther King Jr Blvd

NE Prescott St

NE Prescott St

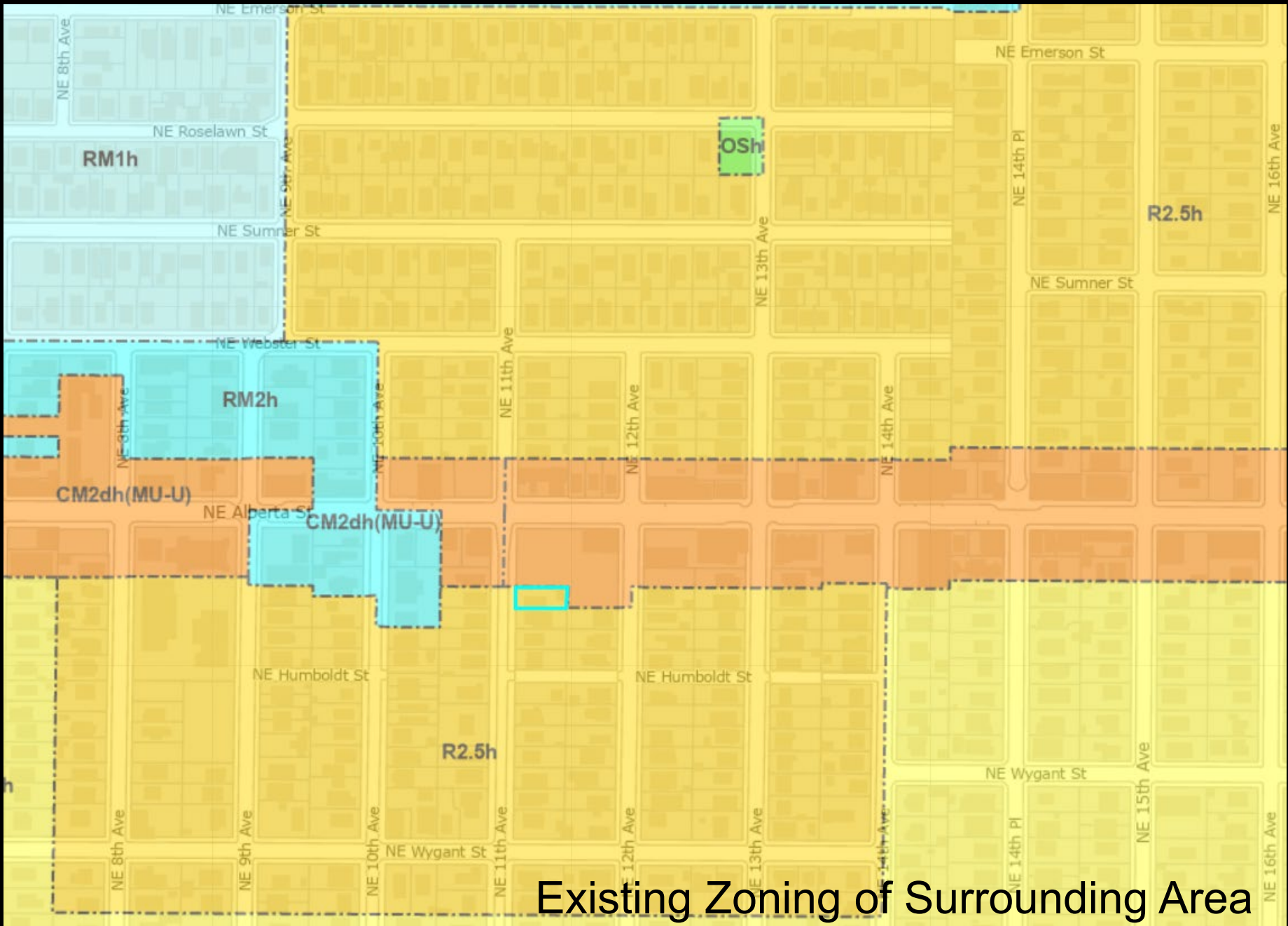
Wilshire Park

Irving Park

NE Fremont

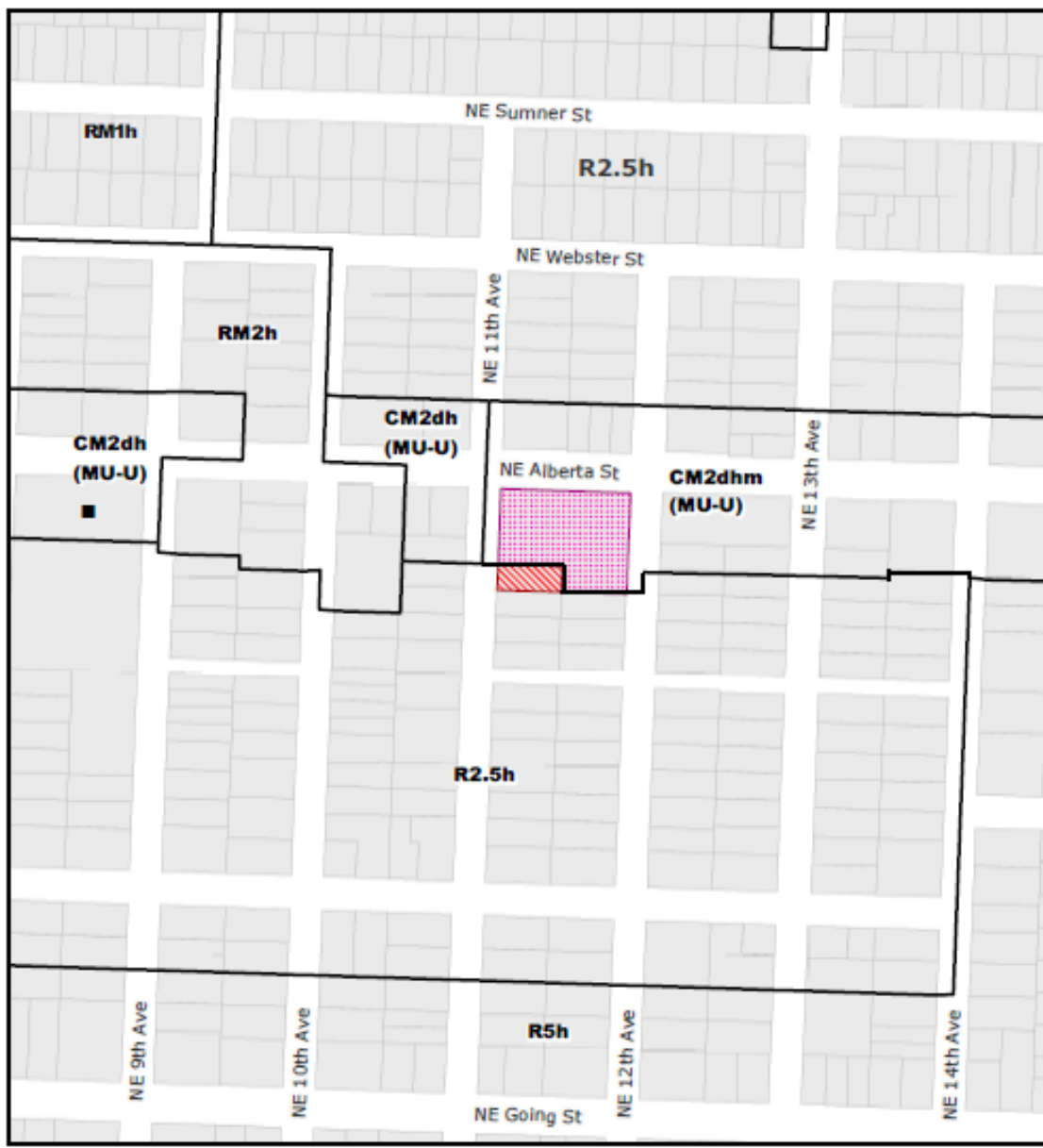
NE 21st Ave

Grant Park



Existing Zoning of Surrounding Area

Existing Zoning



EXISTING ZONING

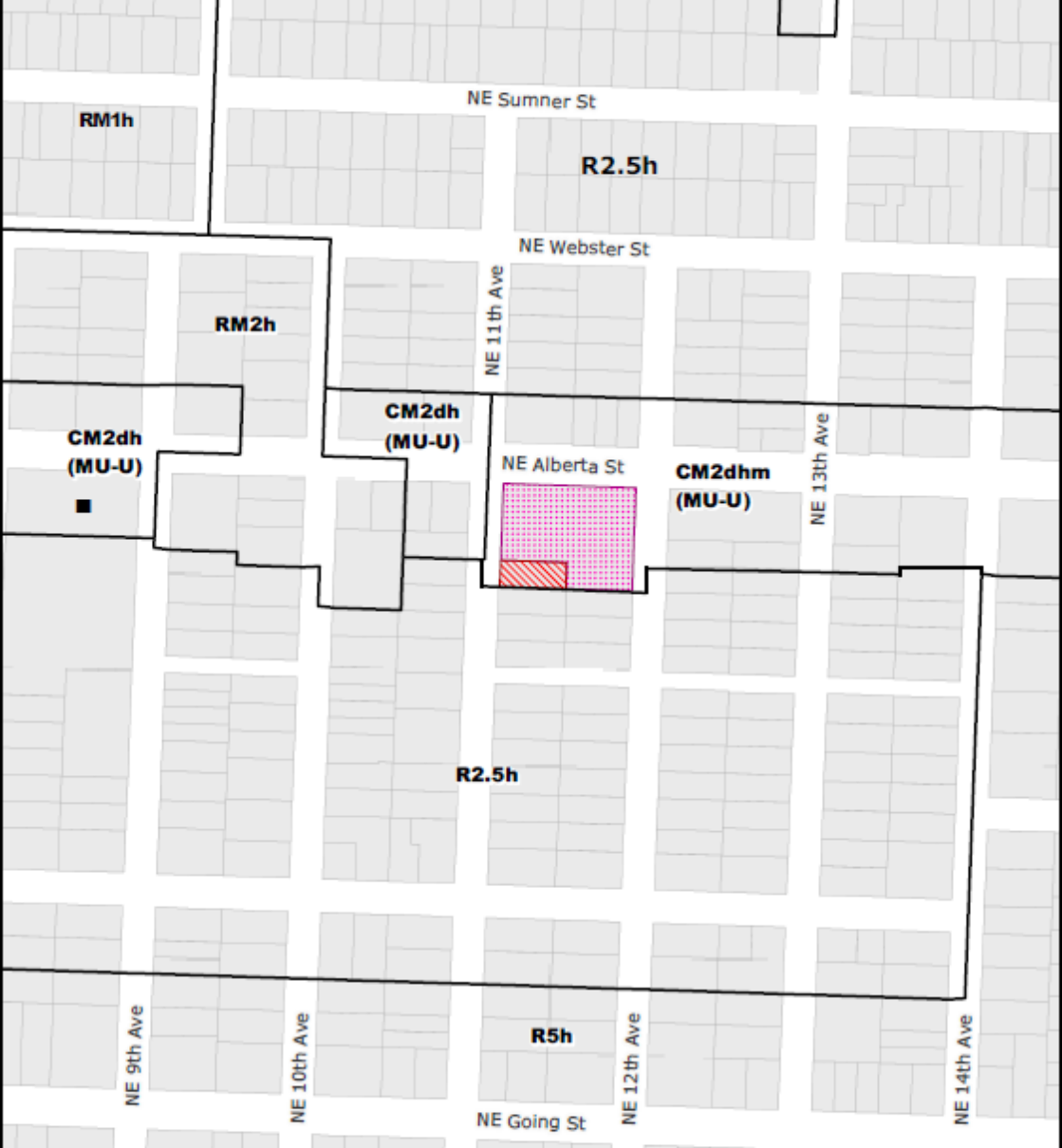
For Zoning Code in effect Post August 1, 2021



-  Site
-  Also Owned Parcels
-  Historic Landmark

| | |
|-------------|---------------------------|
| File No. | <u>LU 21-098835 CP ZC</u> |
| 1/4 Section | <u>2531</u> |
| Scale | <u>1 inch = 200 feet</u> |
| State ID | <u>1N1E23BD 3900</u> |
| Exhibit | <u>B-1 June 28, 2022</u> |

Proposed Zoning



PROPOSED ZONING



-  Site
-  Also Owned Parcels
-  Historic Landmark

For Zoning Code in effect Post August 1, 2021

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Base zones

Residential 2,500 (R2.5)



The **R2.5** zone is a single-dwelling zone which allows 1 lot per 2,500 ft². The major types of new housing development will be limited to single family dwellings, rowhouses, duplexes, triplexes, fourplexes and accessory dwelling units (ADU).

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.110](#).

Generally, the uses and character of this zone are oriented towards:



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

Primary uses include: household living.

Quick facts

Location You'll find this zone along streets like SE Clinton St., NE Emerson St. and SE Madison St.

35' **maximum height**, which is generally 2-3 stories

Maximum density **1 lot** per 2,500 ft²

Parking No minimum parking for residential uses

Base zones

Commercial Mixed Use 2 (CM2)



The **CM2** zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.130](#).

Parking

is generally not required for non-residential uses, or for residential development that contains fewer than 30 dwelling units when development is located near transit. Parking is generally required for larger residential / mixed-use developments and in locations farther from transit.

Generally, the uses and character of this zone are oriented towards:



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses and limited manufacturing uses.

Quick facts

Location

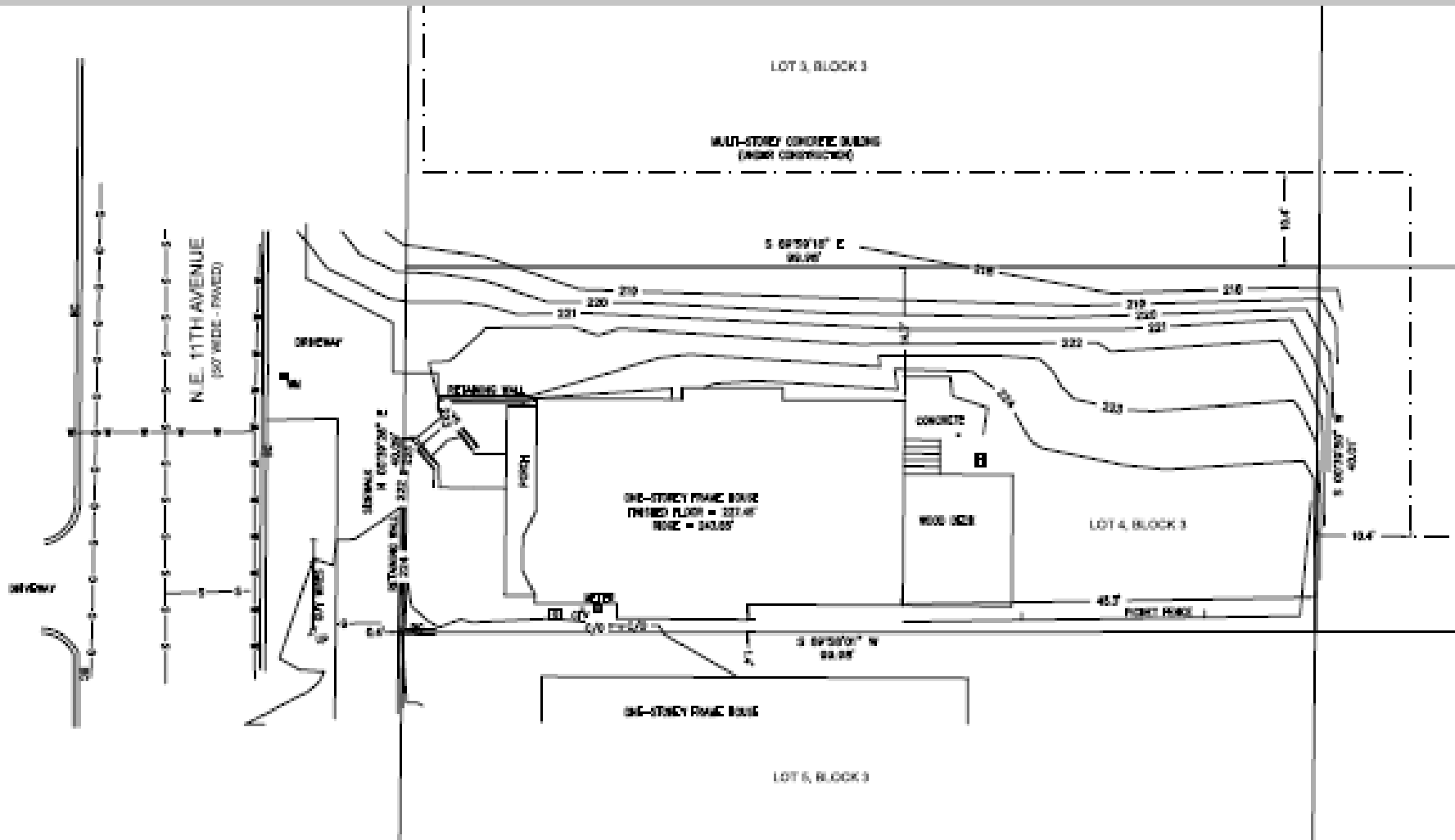
This zone is generally applied on prominent streets that are well served by transit, such as NW 23rd, SE Foster, N Lombard and NE Sandy.

45'

maximum height, which is generally 4 stories, increasing to 55' (5 stories) with bonus provisions in some areas.

2.5:1 FAR

increasing to 4:1 with bonus provisions.



Site Survey
4928 NE 11th Avenue



Presentation Summary

1. **Proposal**
2. **Photos of Site**
3. **Approval Criteria**
4. **Neighborhood Comment**
5. **Hearings Officer Recommendation**



NE 10th Ave

CM2dh
(MU-U)

NE 11th Ave

NE 12th Ave

CM2dhm
(MU-U)

NE 13th Ave

NE Alberta St

dt St

NE Humboldt St



WARNING
24 HOUR
VIDEO
SURVEILLANCE
NO TRESPASSING

ADT

BY ORDER OF
PUBLIC UTILITIES

Portland
Recycles

RECYCLING





5027

114-BXG



Money
Market

SUBARU
LEAWA
662
OH
NAN





Presentation Summary

1. Proposal

2. Photos

**3. Approval Criteria –
Comprehensive Plan Map and Zoning Map Amendments**

1. Neighborhood Comment

2. Hearings Officer Recommendation

Comprehensive Plan Map Amendment Approval Criteria

1. On balance, the proposed designation is equally or more supportive of the Comprehensive Plan as a whole.
2. The proposed designation is consistent with statewide planning goals.

Zoning Map Amendment Approval Criteria

- Compliance with the Comprehensive Plan Map.
- Adequacy of public services.
- Within the City's boundary of incorporation.

Additional criteria for “d” and “m” Overlay Zones:

Where a designation is proposed to be added, the designation must be shown to be needed to address a specific situation.

A grayscale map of a river valley, likely the Sacramento-San Joaquin River Delta, with a grid overlay. The river flows from the top left towards the bottom right. The text is overlaid on the map.

Presentation Summary

1. Proposal
2. Photos
3. Approval Criteria
4. **Neighborhood Comments to the Hearings Officer**
5. Hearings Officer Recommendation

Neighborhood Comment

In support: Two written letters of support were received:

- Property owner of a commercial-zoned site across the street from the subject property
- Alberta Main Street (nonprofit community organization)

With concerns: One nearby resident testified with concerns regarding the proposal and the adjacent development currently under construction under the same ownership:

- Traffic impacts;
- On-street parking supply; and
- Gentrification impacts.

A grayscale map of a river valley, likely the Sacramento-San Joaquin River Delta, with a grid overlay. The river flows from the top left towards the bottom right. The text is overlaid on the left side of the map.

Presentation Summary

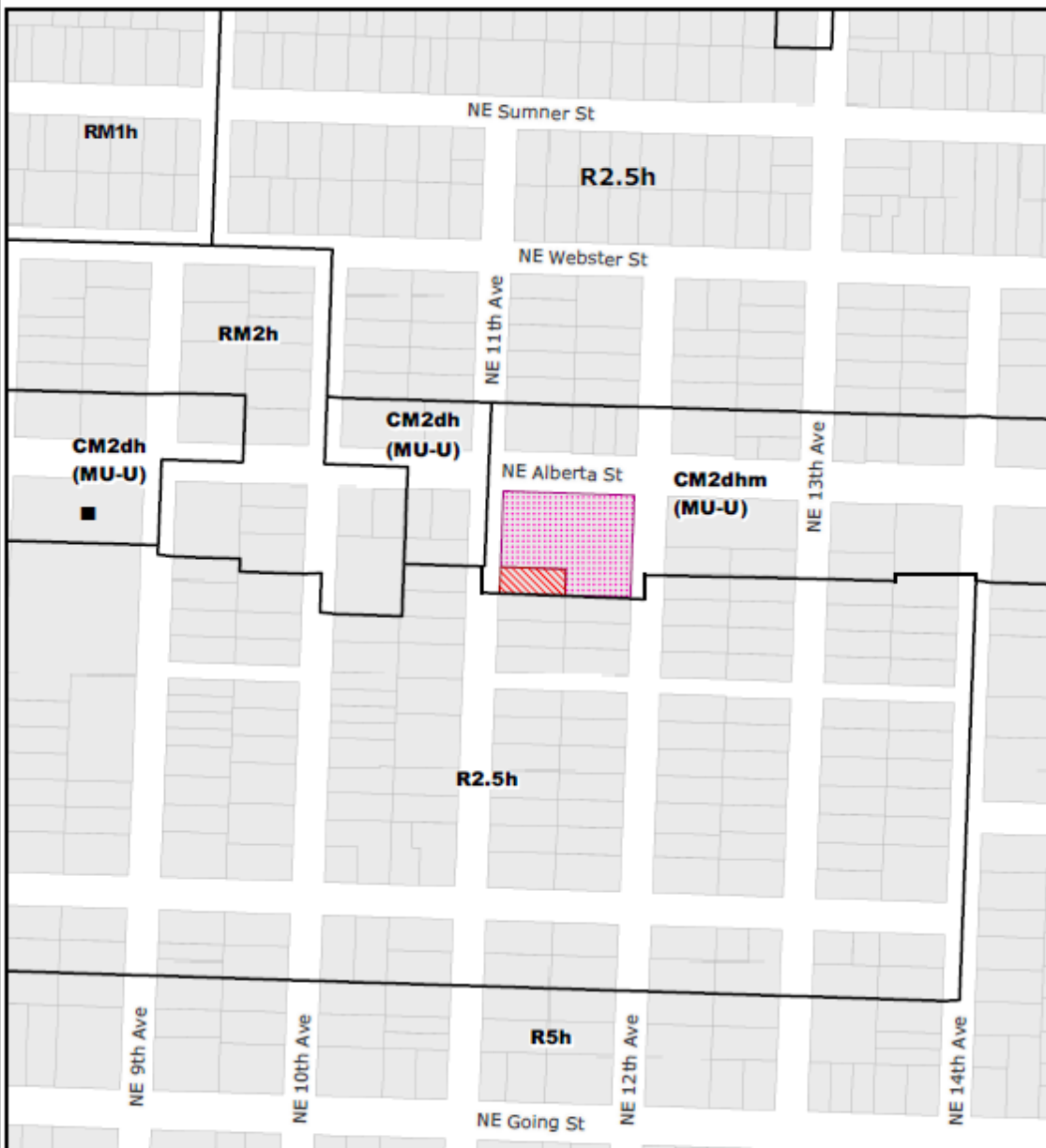
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5. Hearings Officer's Recommendation to the City Council

The Hearings Officer finds that the proposal meets the approval criteria, with the following three conditions:

1. At the time of redevelopment, at least three residential dwelling units must be maintained or developed on the Property. For purposes of this condition, "redevelopment" means either a) new development as defined in Zoning Code Section 33.910.030 or b) establishment of a primary use other than housing.
2. At the time of redevelopment, no new structure or portion of any new structure on the Property shall exceed 35 feet in height.
3. Floor Area Ratio at the Property shall not be transferred to the development under construction at 1130 NE Alberta Street as of June 29, 2022 and approved under LU 19-187641 DZM.








PROPOSED ZONING



For Zoning Code in effect Post August 1, 2021

-  Site
-  Also Owned Parcels
-  Historic Landmark

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End of staff presentation

Supplemental Slides

The following slides are not part of the presentation but are available if needed for discussion at hearing.

Condition 1

“New development” defined in Zoning Code Section 33.910.030 :

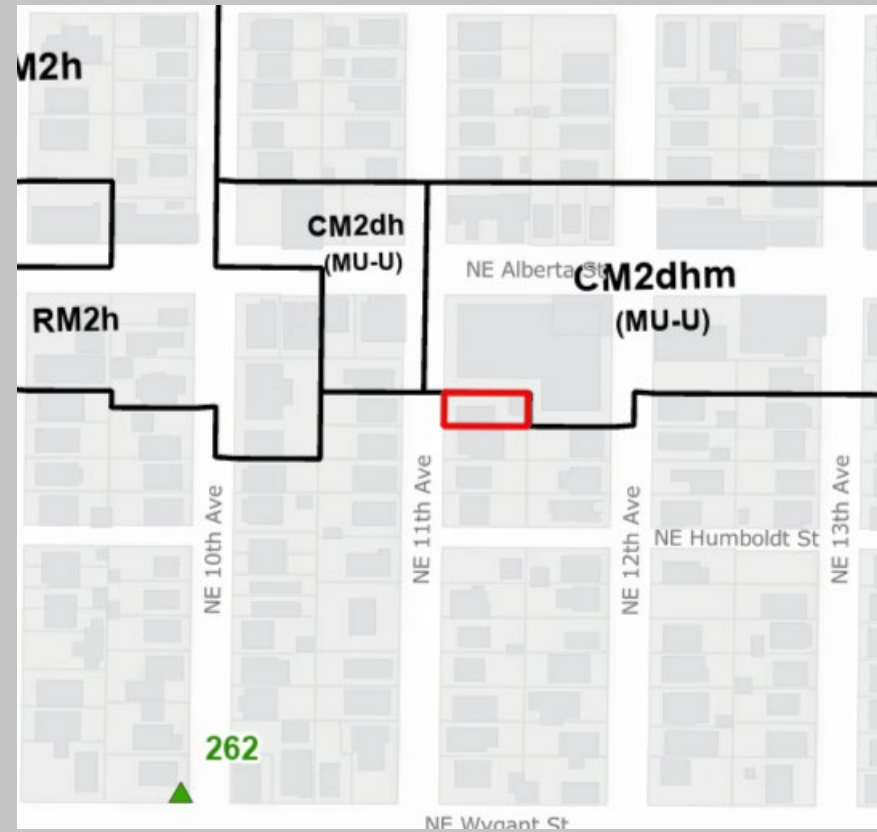
Development of a site that was previously unimproved or that has had previously existing buildings demolished.

Design (d)

The Design (**d**) overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.



For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.420](#).



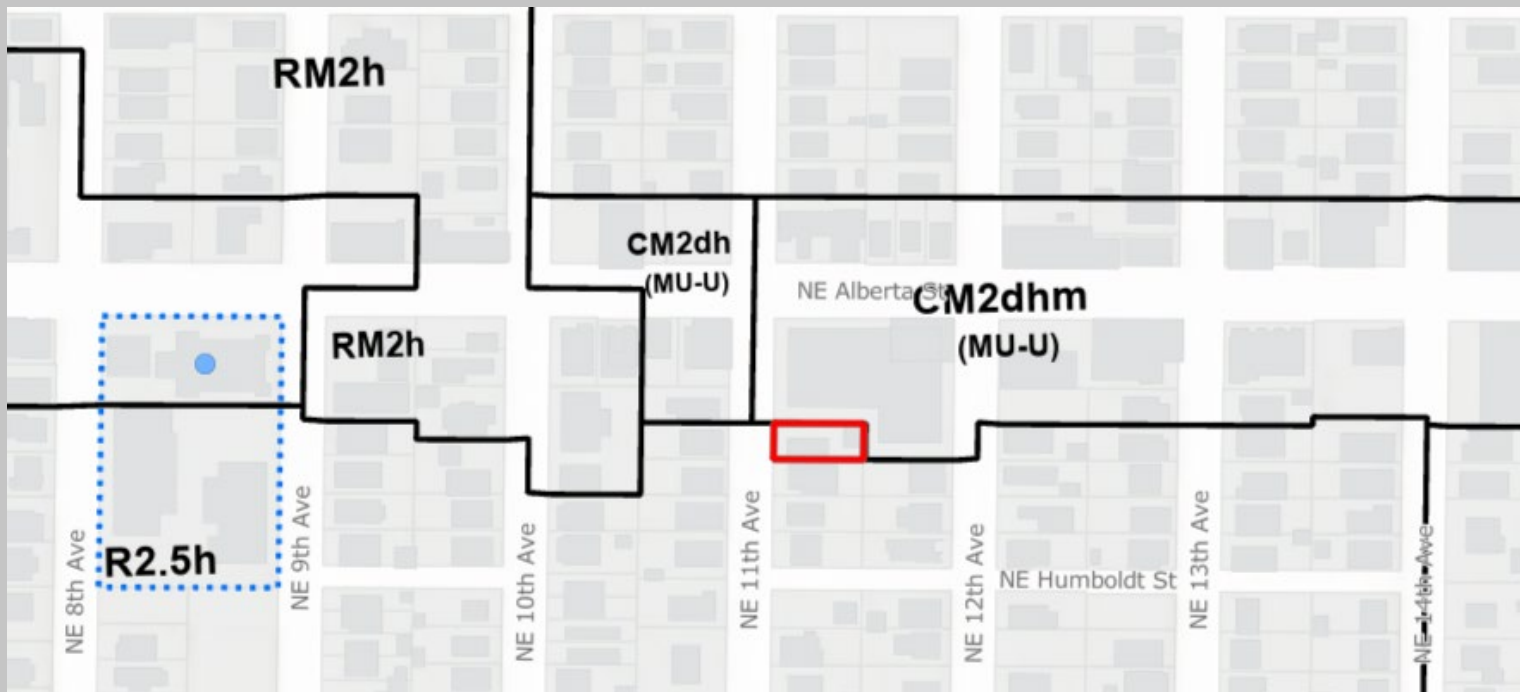
The “d” overlay zone is proposed to be added to the subject property.

Centers Main Street (m)

The Centers Main Street (**m**) overlay zone emphasizes pedestrian and transit-oriented design by requiring active ground floor commercial uses, ground floor windows and minimum floor areas in new development. This overlay zone also limits certain auto-oriented uses.

For specific zoning code details, visit the [zoning code website](#) . The regulations for this zone are found in [Chapter 33.415](#) .

The “m” overlay zone is proposed to be added to the subject property.



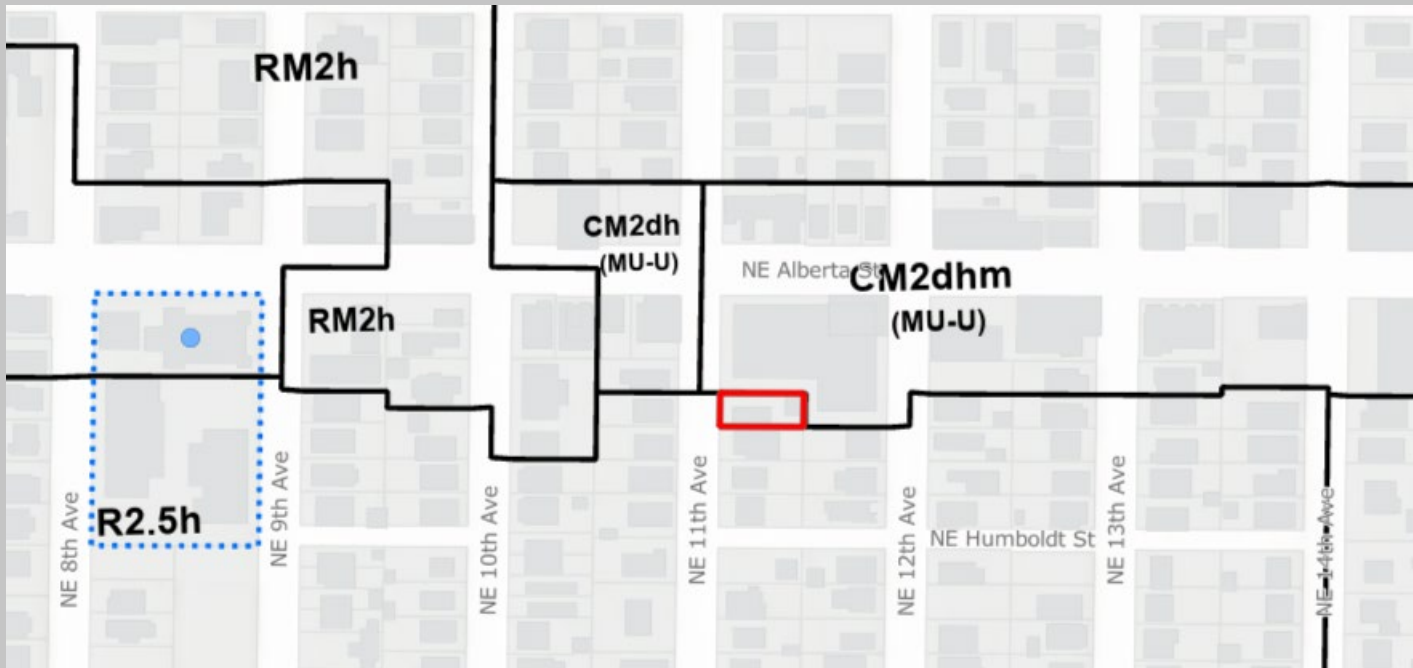
Overlay zones

(Zoning Code Chapter 33.400)

Aircraft Landing (h)

The Aircraft Landing (**h**) overlay zone provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation.

The “h” overlay zone is not proposed to be removed from the subject property.











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ALBERTA ST
PUB







