

# 35656

## RESOLUTION NO

Initiate a Comprehensive Plan Map Amendment and Zoning Map Amendment of the undeveloped medium density Tracts F, G, I, J, M, and W, and the Commercial/Recreation Tract R of "Forest Heights" Planned Unit Development (Resolution)

- WHEREAS, The phased Planned Unit Development (PUD) known as "Forest Heights" has exceeded the eight year phasing limitation contained in the City's PUD code provisions, and
- WHEREAS, the expiration of the eight-year time limit for submission of final development plans of the phased Forest Heights PUD has resulted in a density conflict between the density limitations of the existing R10 zoning and previous minimum density requirements imposed by past land use reviews and conditions of approval, and
- WHEREAS, development of the remaining medium density tracts with R10 densities would result in significantly fewer dwelling units than originally envisioned and required by the City to support housing goals, mass transit, and appropriate commercial uses on the site, and,
- WHEREAS, it is desirable to eliminate the density conflict and to rezone the remaining undeveloped tracts to an appropriate zone that would allow construction of a variety of dwelling unit types and a number of units substantially equivalent to the number of dwelling units imposed by past conditions of approval, and
- WHEREAS, it is the intent of the City Council that the city initiated Comprehensive Plan Amendment and Zone Change be a priority project and be brought before the City Council for consideration as soon as possible, preferably by March of 1998
- WHEREAS, Title 33 of the City Code authorizes the Council to initiate Comprehensive Plan Map Amendments and Zone Changes, and
- WHEREAS, in initiating a Comprehensive Plan Map Amendment and Zone Change for the remaining undeveloped medium density tracts and the commercial/recreation tract by directing the Planning Director to propose appropriate Comprehensive Plan and Zoning designations for these tracts, the Council is doing so without prejudice and intends to base its decision on this matter on the evidence and testimony presented to the initial review body and the Council, and,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Portland, Oregon, that the Director of the Bureau of Planning is directed to propose to the appropriate review body a Comprehensive Plan Map Amendment and Zone Change for the remaining undeveloped medium density tracts and the commercial/recreation tract at Forest Heights to appropriate designations and zones that would allow an appropriate amount of commercial uses on Tract R, and construction of a variety of dwelling unit types and a number of units substantially equivalent to the number of dwelling units imposed by past conditions of approval on Tracts F, G, I, J, M, and W

Adopted by the Council, **NOV 26 1997**

Commissioner Charlie Hales

**BARBARA CLARK**  
Auditor of the City of Portland

By: *Bette Olson*  
Deputy

Agenda No  
**RESOLUTION NO.**  
 Title

**=1813**

**35656**

**Initiation of a Comprehensive Plan Map Amendment and Zoning Map Amendment of the undeveloped medium density Tracts F, G, I, J, M, and W, and the Commercial/Recreation Tract R of Forest Heights Planned Unit Development (Resolution)**

<b>INTRODUCED BY</b>  <b>Commissioner Charlie Hales</b>	<b>DATE FILED</b> <div style="font-size: 1.2em; font-weight: bold;">NOV 20 1997</div> <div style="text-align: right;">           Barbara Clark            Auditor of the City of Portland         </div> By _____ <div style="text-align: center; margin-left: 100px;">Deputy</div> For Meeting of _____  <b>ACTION TAKEN</b>
<b>NOTED BY COMMISSIONER</b>	
Affairs	
Finance and Administration	
Safety <i>Charlie Hales</i>	
Utilities	
Works	
<b>BUREAU APPROVAL</b>	
Bureau Bureau of Planning	
Prepared by      Date November 19, 1997	
Robert Haley, City Planner	
Budget Impact Review	
____ Completed <input checked="" type="checkbox"/> Not Required	
Bureau Head David C Knowles <i>David C. Knowles</i>	

AGENDA		FOUR FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS		
				YEAS	NAYS
Consent	Regular <b>X</b>	Francesconi	Francesconi	✓	
NOTED BY		Hales	Hales	✓	
City Attorney <i>K. Beaumont</i>		Kafoury	Kafoury	✓	
City Auditor		Sten	Sten	✓	
City Engineer		Katz	Katz	✓	