



# **City of Portland**

## **Bureau of Development Services**

Staff Presentation to the  
**City Council**

**Land Use Review 09 -133971 CP ZC AD**  
**5012 – 5014 NE 26<sup>th</sup> Avenue**





# Summary of the Proposal

- **Comprehensive Plan Map Amendment and Zone Map Amendment to change the current designation and zoning from Attached Residential [designation] and R2.5ah, [zoning] to Urban Commercial [designation] and CSh, Storefront Commercial with Aircraft Landing overlay [zoning].**





# Summary of the Proposal

- **The applicant proposes a 3-story, 9-unit condominium, which is allowed in the proposed CS zone. The proposed development requires 2 Adjustments:**
- **To reduce the building setback along the northern property line, from 11 feet to 7 feet; and**
- **To reduce the width of the required landscaping along the north property line from 5 feet to 3 feet 4 inches.**





# Approval Criteria

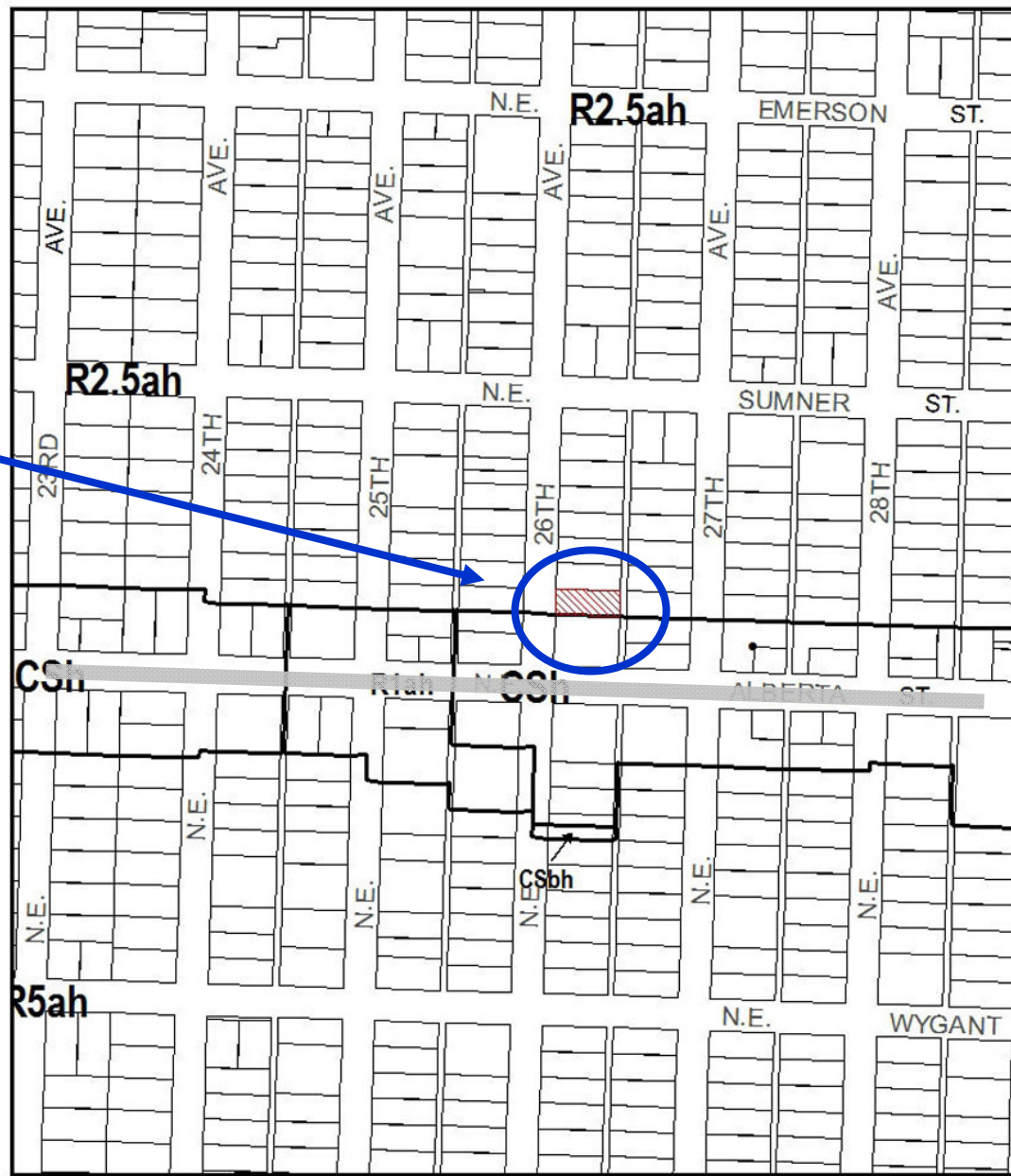
- **33.810.050 Comprehensive Plan Map Amendments**
- **33.855.050 Zoning Map Amendments**
- **33.805.040 Adjustments**



# Zoning Existing

The site is a 4,000 square foot lot developed with a one story duplex built in 1979

The site has frontage along NE 26th Avenue, a Local Service Street, and is approximately 100 feet from NE Alberta, a designated Community Transit Street

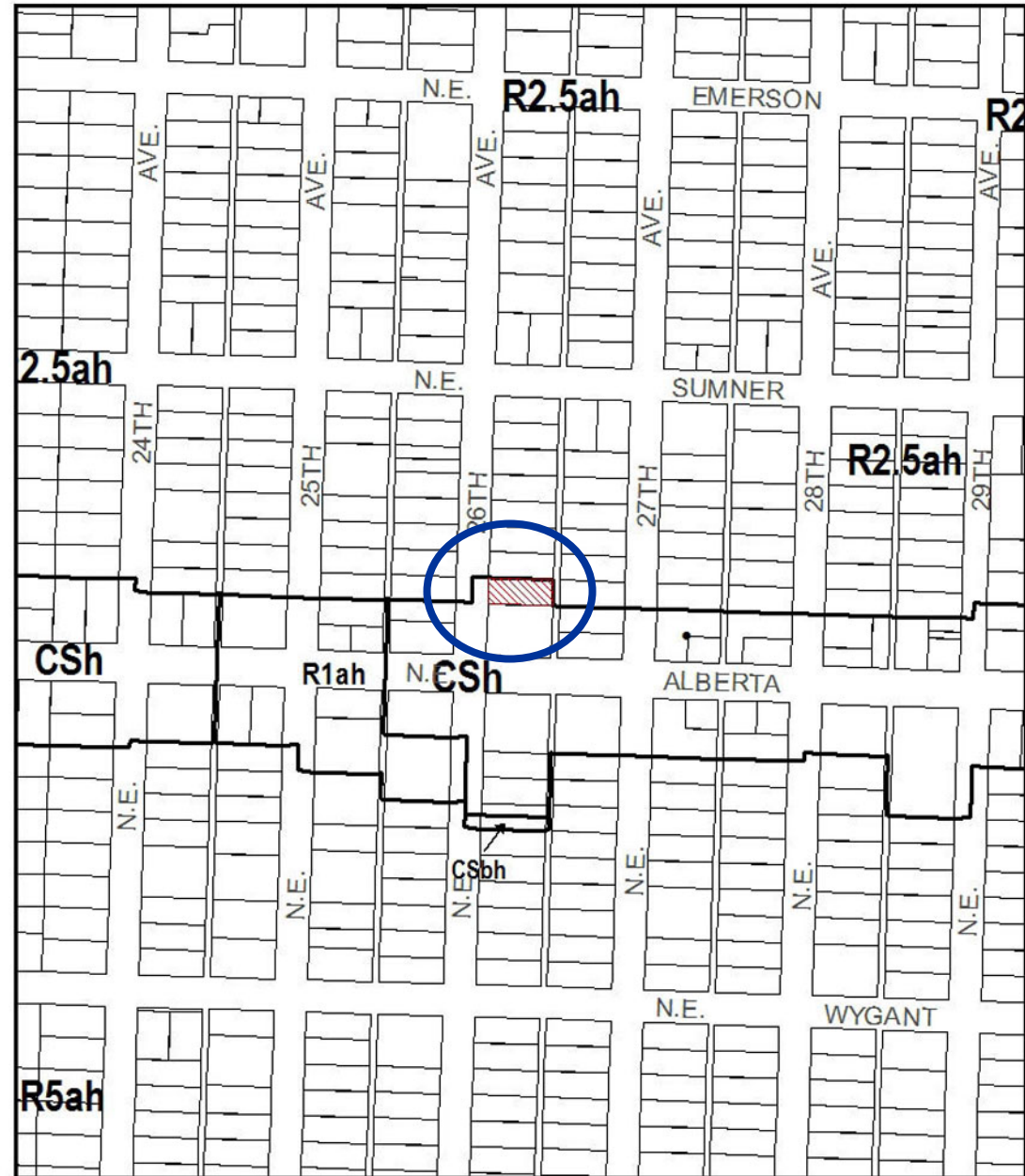




# Zoning Proposed

The proposed zoning is CSh, Storefront Commercial, with the Aircraft Landing overlay zone.

The CS zone is intended to preserve and enhance older commercial areas that have a storefront character.









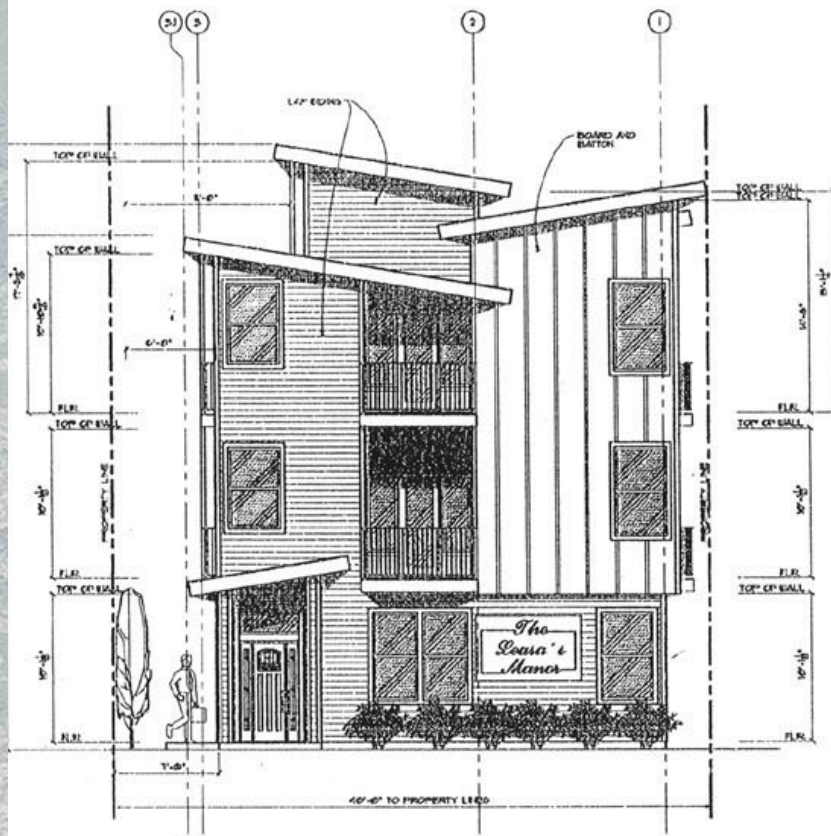




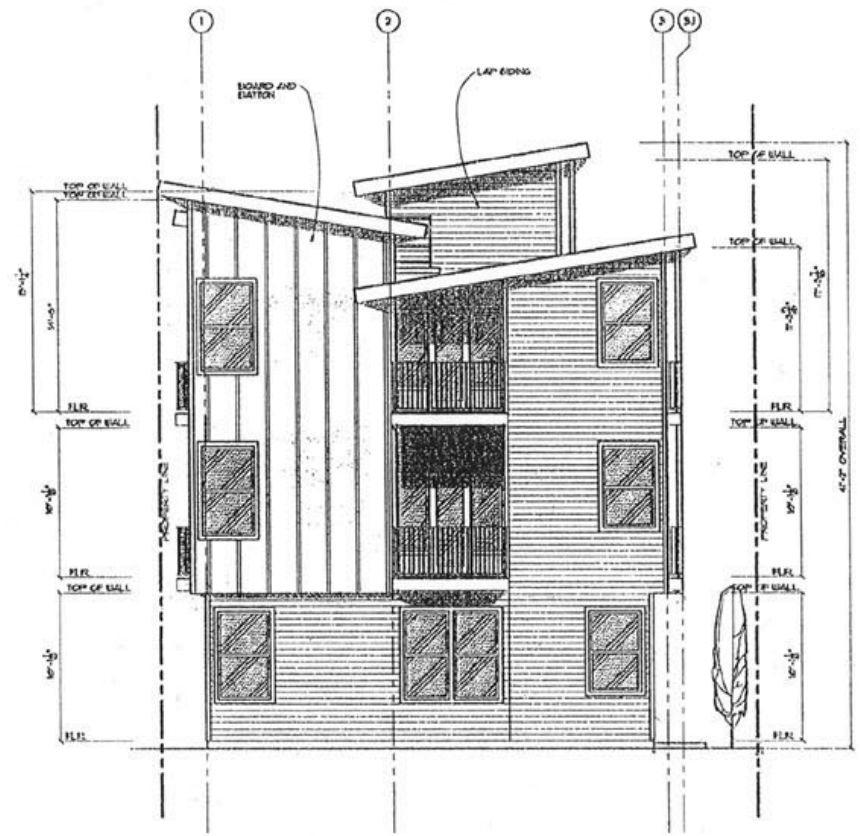
# West & East Elevations

NE 26<sup>th</sup> street facade

Façade facing alleyway



WEST ELEVATION  
0 1 2 3 4 5  
SCALE: 1/4" = 1'-0" FEET

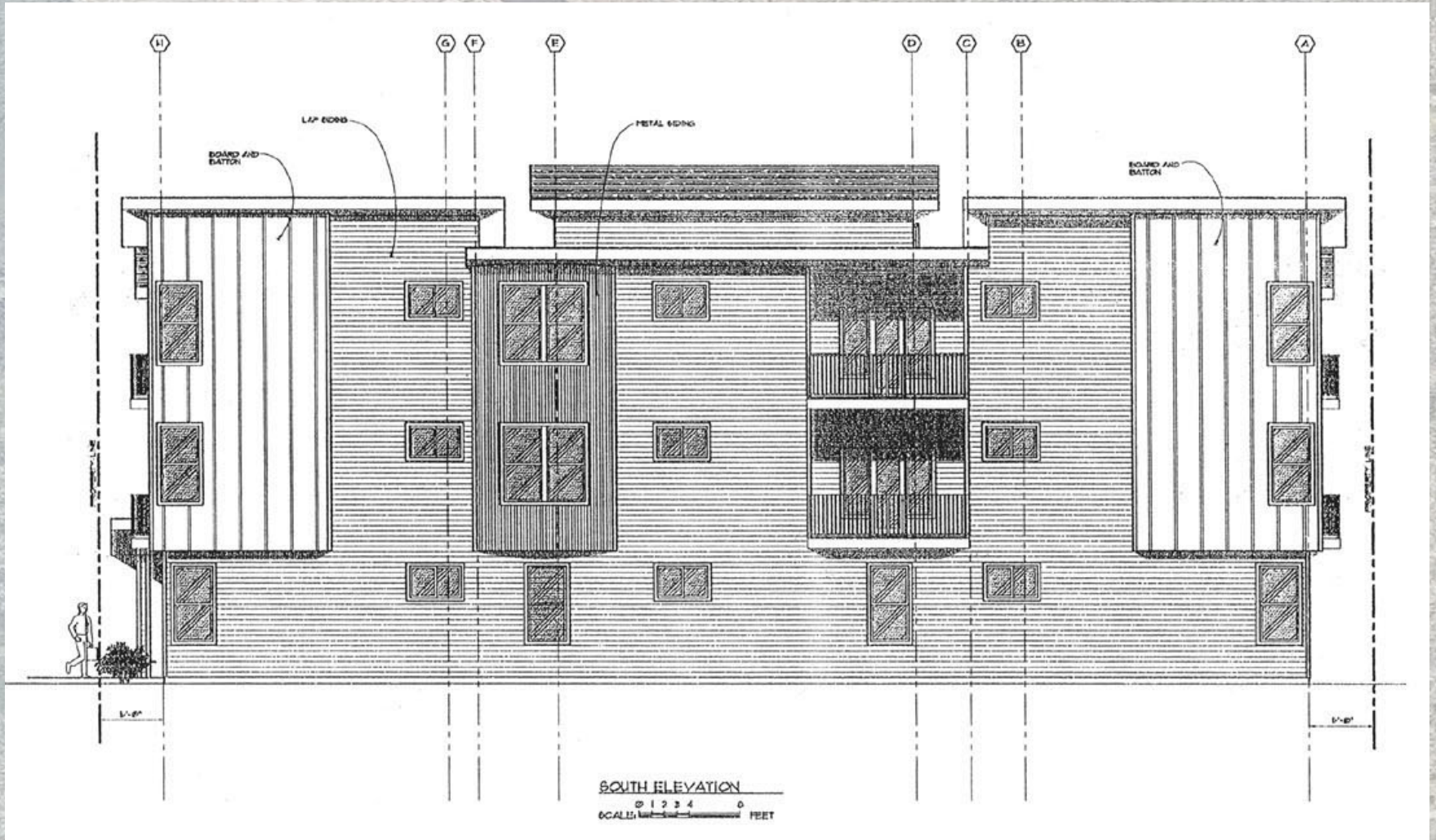


EAST ELEVATION  
0 1 2 3 4 5  
SCALE: 1/4" = 1'-0" FEET





# South façade







# Summary

## Hearings Officer's Recommendation

- **Approval of:**
- **A Comprehensive Plan Map Amendment to change the designation on the subject site from Attached Residential to Urban Commercial; and**
- **A Zone Map Amendment to change the zoning on the subject site from Single Dwelling R2.5ah, to CSh, Storefront Commercial with Aircraft Landing overlay.**
- **An Adjustment to reduce the building setback along the northern property line, which abuts a Residential zone, from 11 feet to 7 feet; and**
- **An Adjustment to reduce the width of the required landscaping along the north property line from 5 feet to 3 feet 4 inches.**



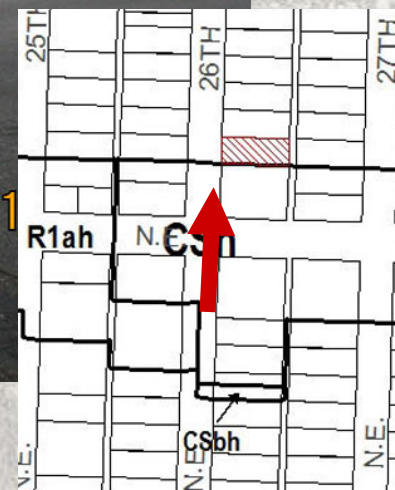


Looking northeast from Alberta Street

02/11/





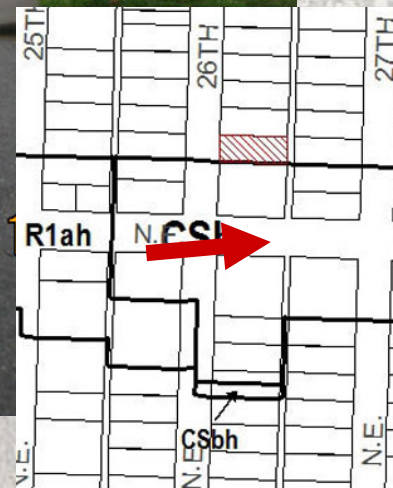






Looking east down Alberta Street

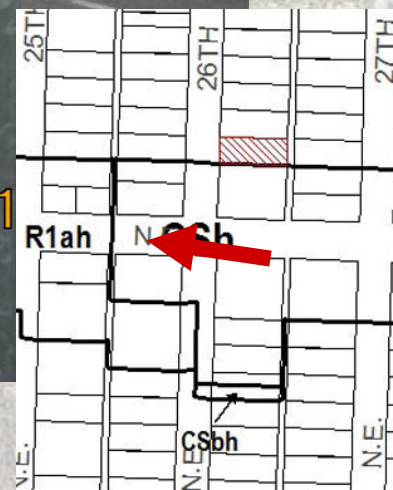
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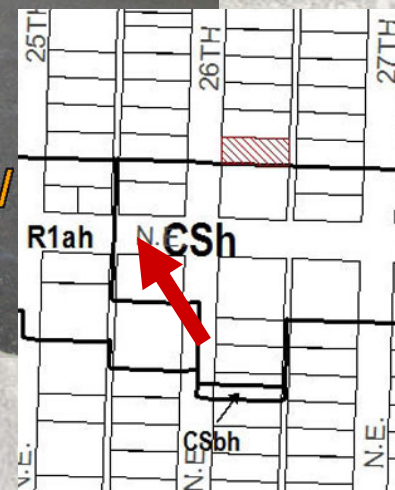




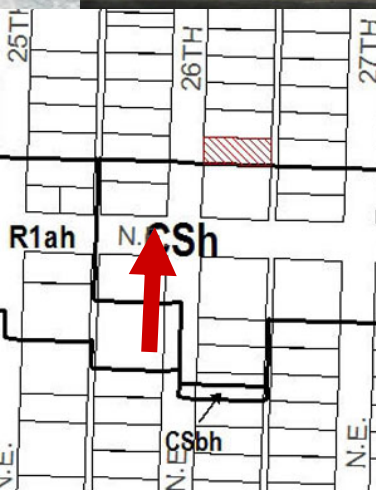
Looking West along Alberta









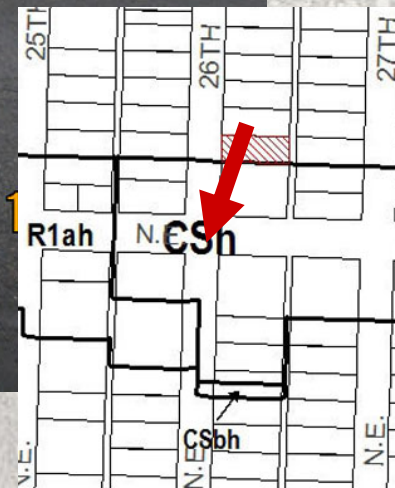




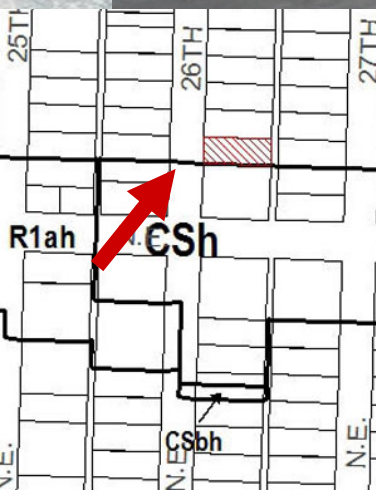


Looking south down NE 26<sup>th</sup> at Alberta Street

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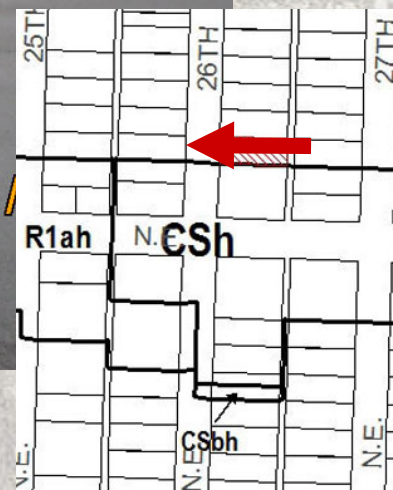
CS Zone

Street facing façade of existing duplex 02/11/2010





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# Concerns raised before the Hearings Officer

- **On-street parking impacts**
- **Market conditions not supportive of condos**
- **Units will become rentals**
- **Renters are less inclined to go carless**
- **The overall size of the building**
- **Inadequate bike parking**