

SE 122nd Avenue Rezone Project

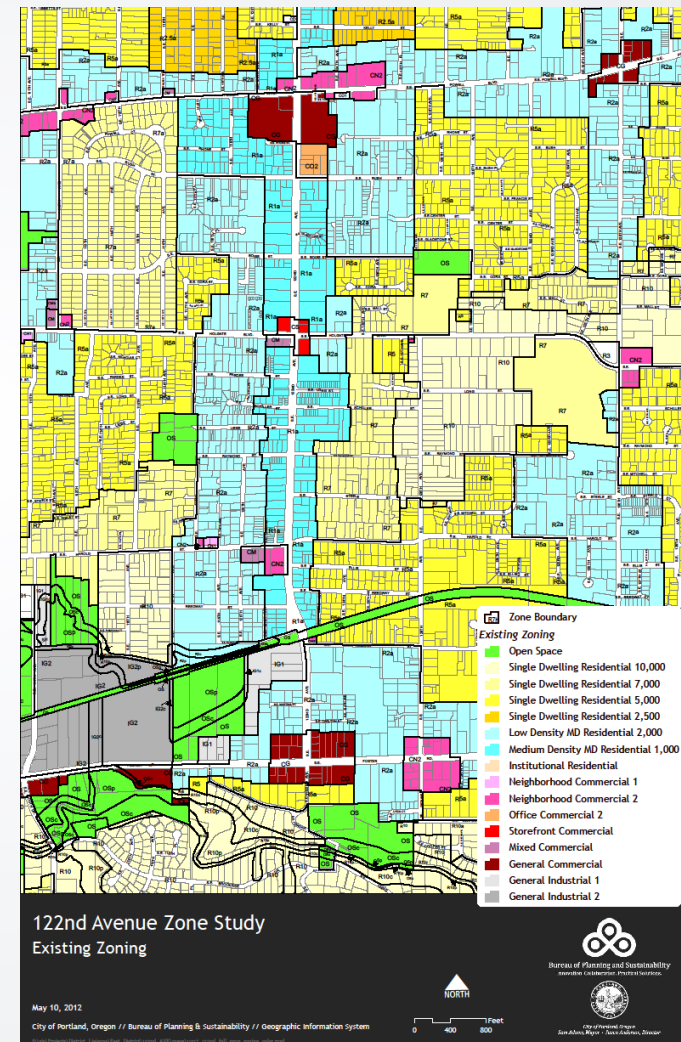
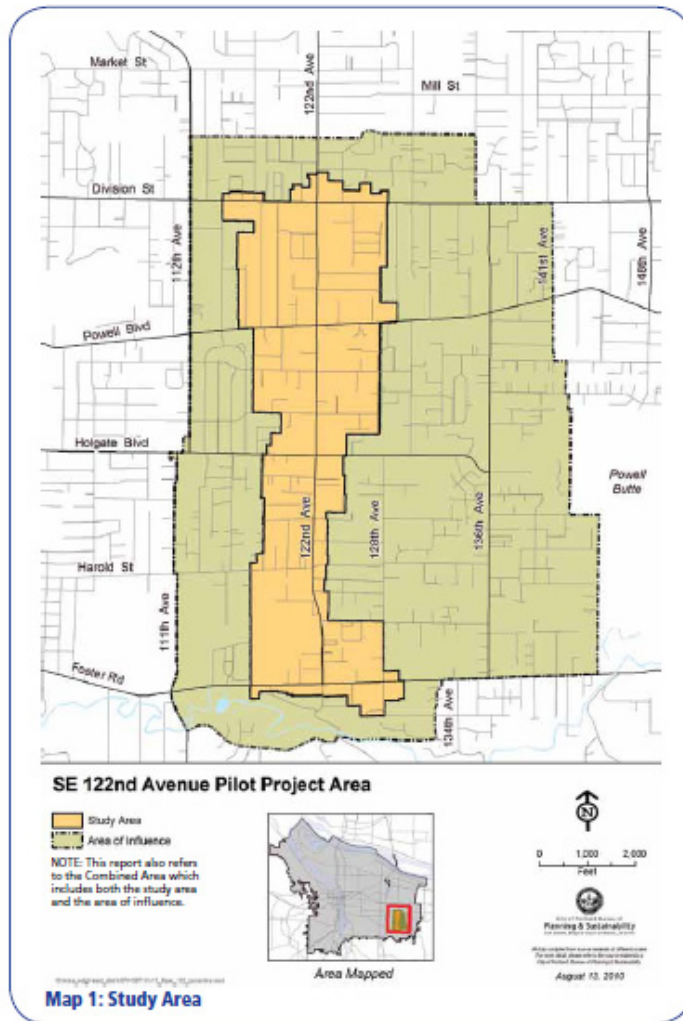
Planning and Sustainability
Commission Hearing
June 26, 2012



Bureau of Planning and Sustainability
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SE 122nd Avenue Project Area



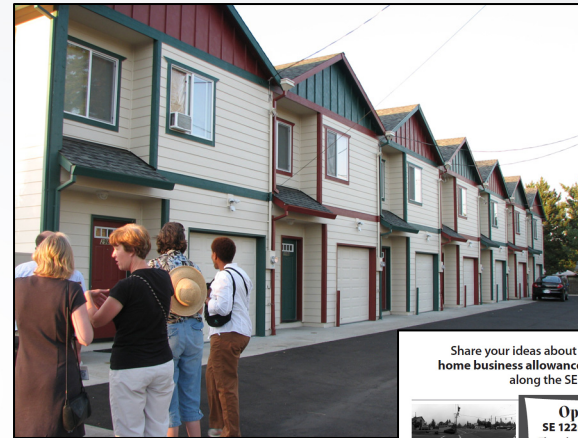
Project Goals

- Increase commercial zoning at south end of SE 122nd Avenue
- Consider changes to:
 - Home occupation regulations,
 - Multi-family zone design and density standards



Outreach and Engagement

- Project Advisory Group (PAG)
- Community walks
- Open house and community workshop
- Mailed notifications
- Website



Share your ideas about proposed commercial zoning, home business allowances, and housing design concepts along the SE 122nd Ave corridor!

Open House
SE 122nd Ave Project
Thursday, February 23, 2012
Anytime between 6:30-8 p.m.
Gilbert Park Elementary School
13132 SE Ramona St.
Free refreshments will be provided

For more information ...
Bureau of Planning and Sustainability
503-823-5475
www.portlandonline.com/bps/122ave



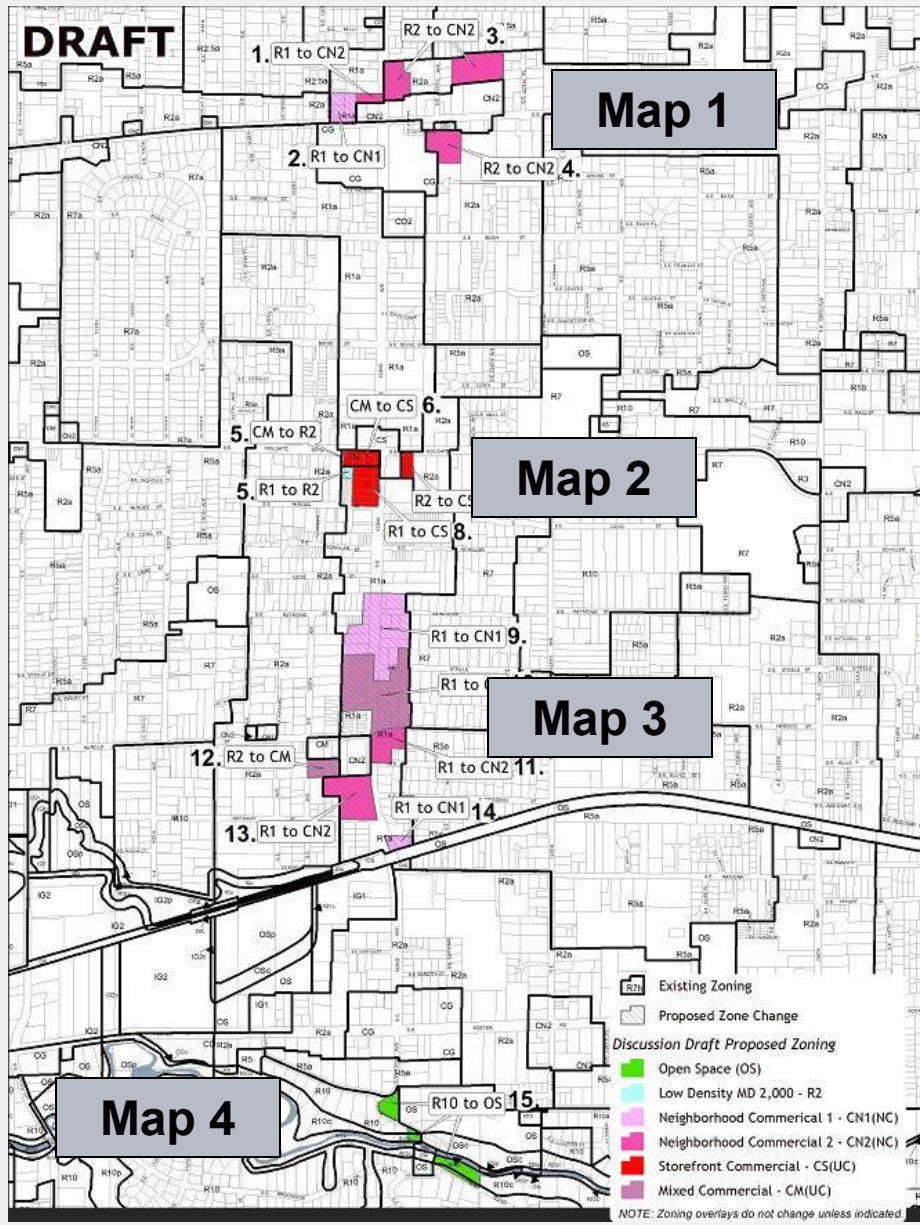
Staff will make reasonable accommodations for people with disabilities. Please notify us no later than five (5) business days prior to the event by phone at 503-823-7500, by the TTY line at 503-823-6866, or by the Oregon Relay Service at 1-800-735-2900.



Rezoning Criteria

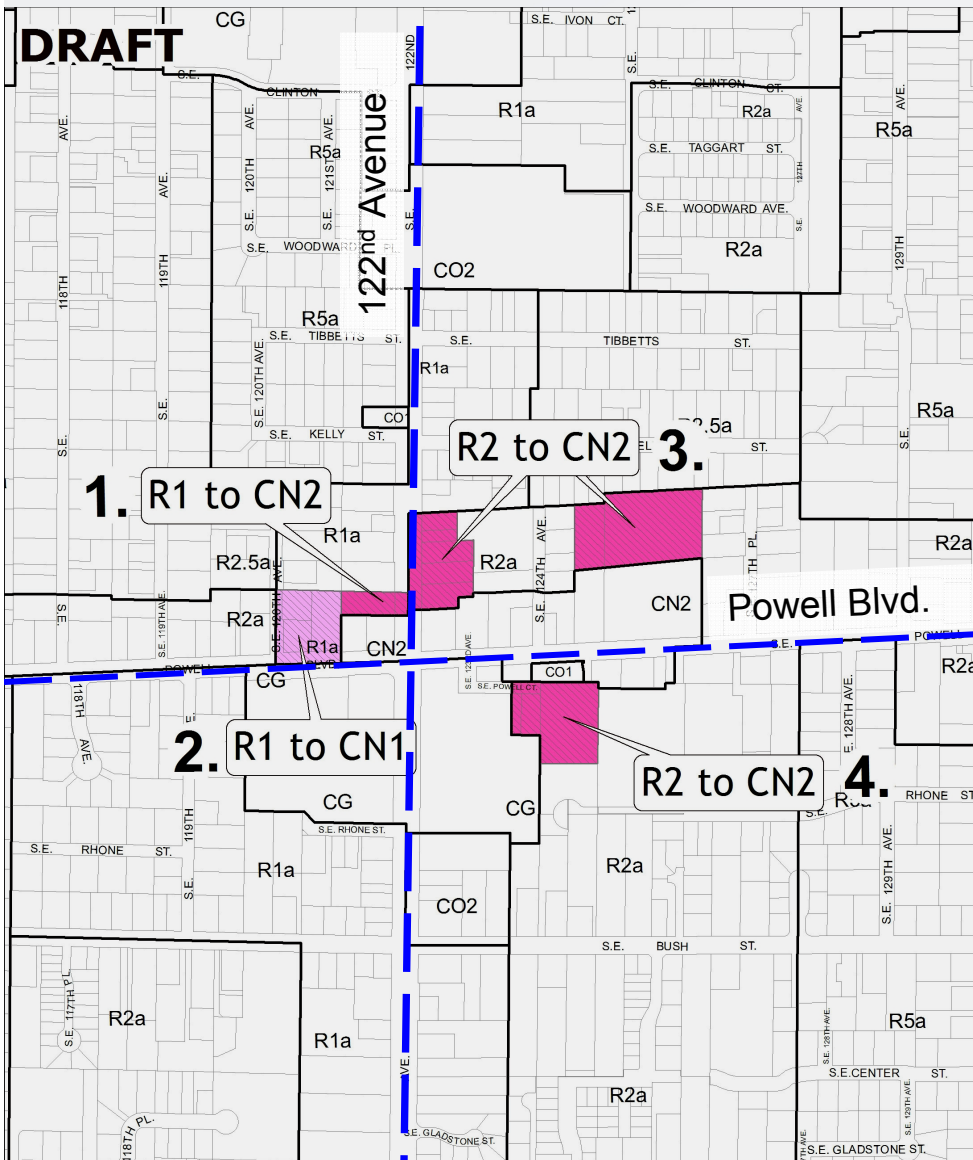
- Implement Pilot Study and PAG recommendations
- Complete contiguous commercial nodes
- Consider adjacent street conditions and impact on local traffic
- Minimize impacts on adjoining residential uses
- Minimize non-conforming uses





SE 122nd Avenue Comprehensive Plan Map and Zoning Map proposals





Map 1 - Powell Blvd

- Removed from staff recommendation due to safety and capacity concerns expressed by ODOT
- 6.3 acres total new CN



Home Business

- Increase permitted number of employees and customers citywide
- Additional allowance for properties located on “Major City Traffic Streets”

Home occupations
If you are thinking of running a business out of your home, you will need to know the following information about Accessory Home Occupations in the City of Portland.

Accessory Home Occupations are activities that are accessory to use in the Household Living Category of the Portland Zoning Code. Special regulations apply to ensure that home businesses are not a detriment to the character and livability of the surrounding neighborhood.

There are two types of Home Occupations, Type A and Type B.

Type A home occupation
A Type A Home Occupation is one where the residents use their home as a place of work, but no customers or employees come to the site.

Permit requirements
A Type A Home Occupation must meet all of the general rules for home occupations, but does not require a permit from the City.

Type B home occupation
A Type B Home Occupation is where the residents use their home as a place of work, and either one employee who does not live in the home or up to eight customers per day come to the dwelling.

Permit requirements
A Type B Home Occupation requires a permit from the City. This brochure contains information about the regulations and permit application process.

Examples of Type A Home Occupations

- artists
- crafts people
- writers
- consultants

Examples of Type B Home Occupations

- counseling
- tutoring
- hair cutting and styling

Helpful Information
City of Portland, Oregon
Bureau of Development Services
1800 SW 4th Avenue
Portland, OR 97201
Business hours:
Monday through Friday, 8:00 am - 5:00 pm
Development Services Center (DSC)
First Floor, Suite 1500
DSC hours:
Tuesday through Friday, 8:00 am - 5:00 pm
Closed Mondays
Home Occupation Permits are not issued in the DSC.
Home Occupation applications are available in the following locations: The DSC, on the BDS Web site and from Neighborhood Inspections & Compliance Services. Call 503-823-7306 to have an application mailed to you.
To view the Accessory Home Occupations Chapter 23.203 of the Portland Zoning Code go to www.portlandoregon.gov/bds | select Codes tab | City Codes | Title 23 | Planning and Zoning.

Important Telephone Numbers
DSC main number 503-823-7300
NIT & Compliance Services 503-823-7306
Zoning information 503-823-7526
Sign information 503-823-7379
DSC automated information line 503-823-7310
Building Code information 503-823-1456
Bureau of Licenses 503-823-6187
Child Care Division 1-800-556-6616
City of Portland TTY 503-823-6888

Visit our Web site
www.portlandoregon.gov/bds

City of Portland, Oregon
Bureau of Development Services



Multi-Dwelling Residential

- Compatibility Standards
 - Transitions
 - Setbacks
 - Height
 - Bulk
 - Roof Pitch
- Density
 - Impact on neighborhood
 - Infrastructure



Staff Recommendation

- City Council adopt ordinance amending Portland Comprehensive Plan Map and Zoning Map as shown on Maps 2,3 and 4 of the June 2012 staff report
- City and ODOT staff work to complete traffic analysis at Powell BLVD and incorporate additional Map 1 property as may be warranted.



Questions?



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