



# **City of Portland Bureau of Development Services**

Presentation to the  
**Portland City Council**

**Land Use Review LU 12-160096 CP ZC**



# Proposal Summary

**Amend the Comprehensive Plan Map and Zoning Map for the 15,000 square foot, split-zoned site.**

- **Change from the High Density Single-Dwelling designation and the Residential 5,000 (R5) zone to the Urban Commercial designation and Mixed Commercial/Residential (CM) zone for Lots 5-8, Block 24, Fairport.**
- **Change from the General Commercial (CG) designation and zone to the Urban Commercial designation and Mixed Commercial/Residential (CM) zone for Lots 3 and 4, Block 24.**

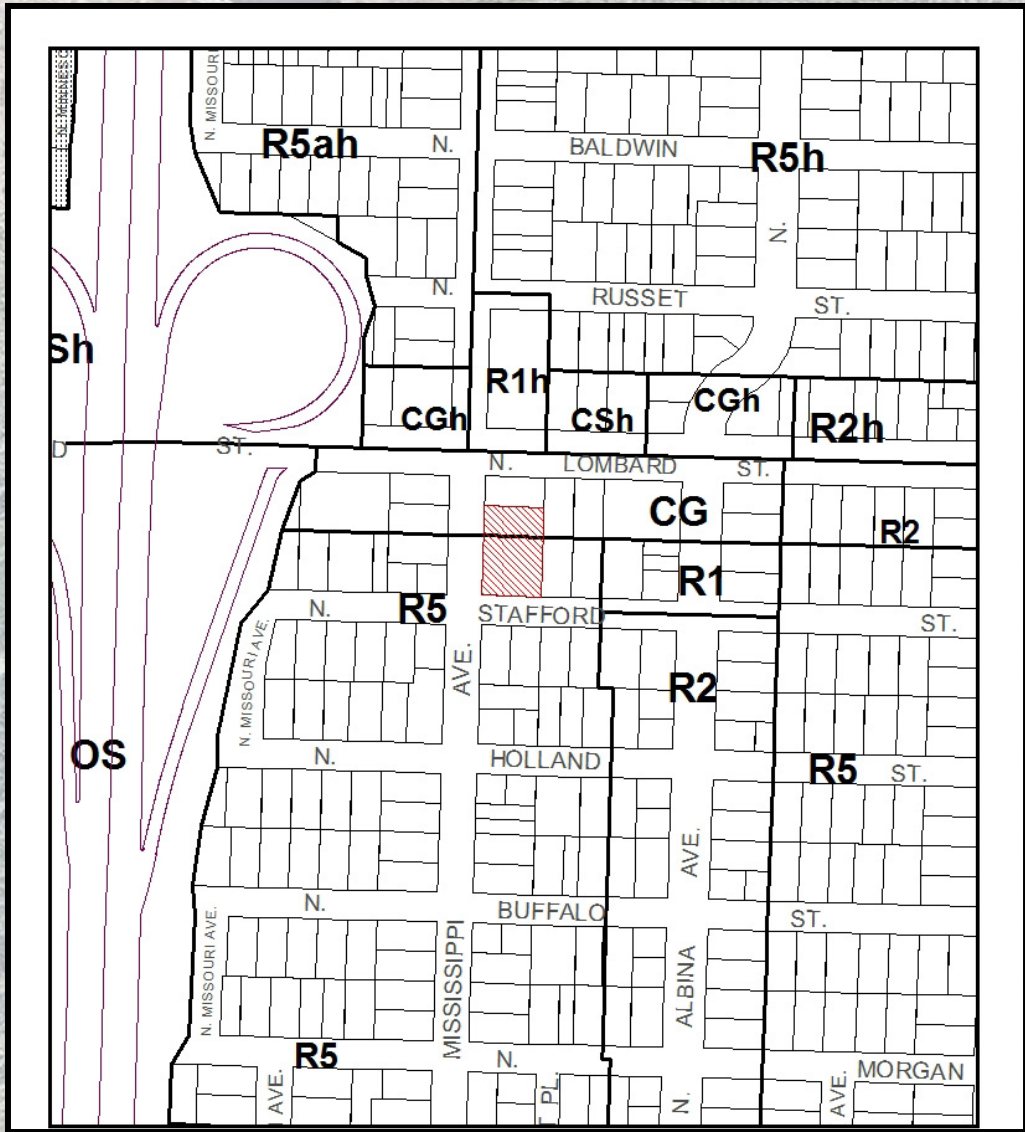


# Approval Criteria

- **33.810.050, Comprehensive Plan Map Amendments  
Policy Analysis  
No Net Housing Loss**
- **33.855.050.A-D, Zoning Map Amendments  
Adequacy of Services**

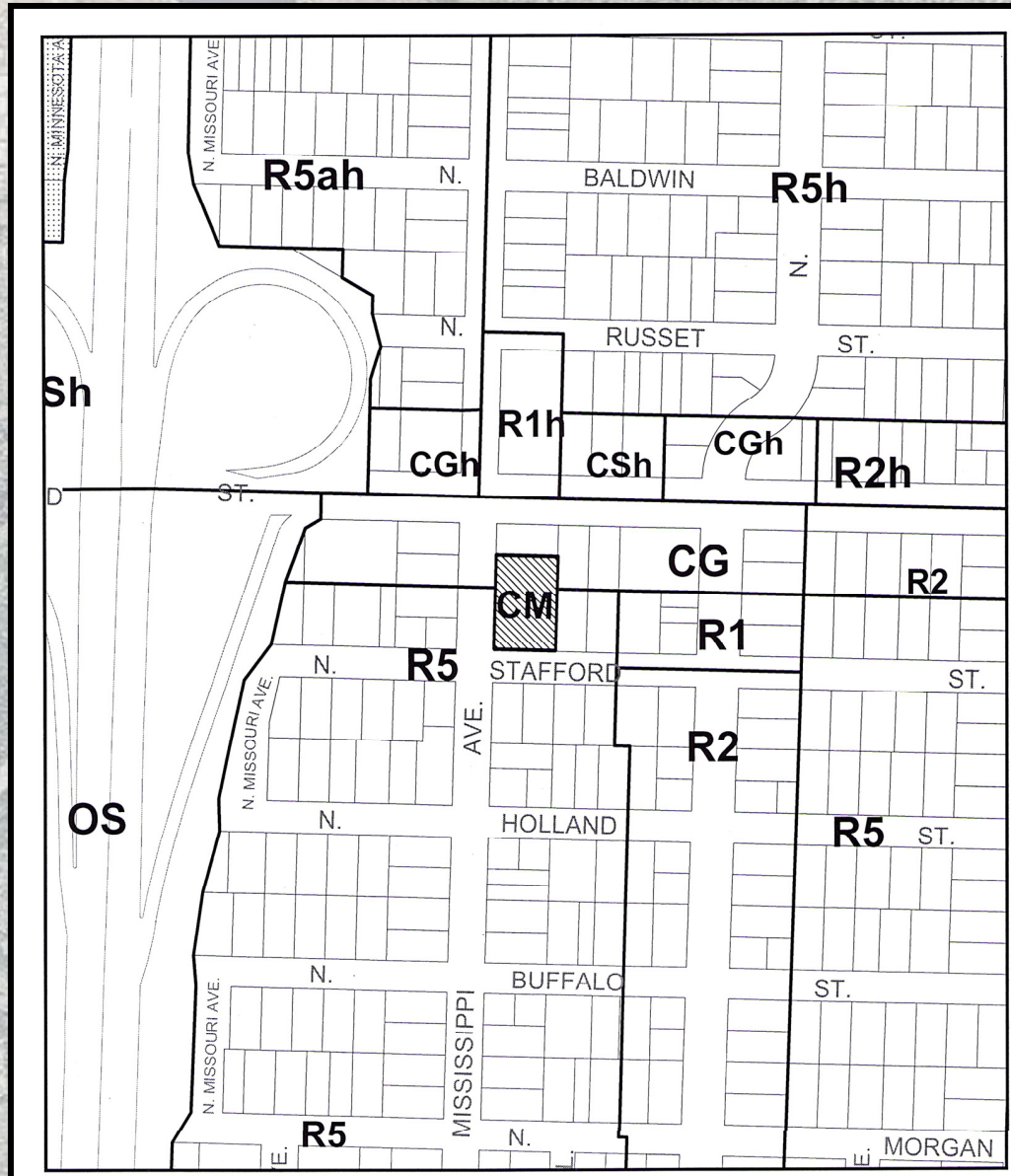


# Existing Zoning





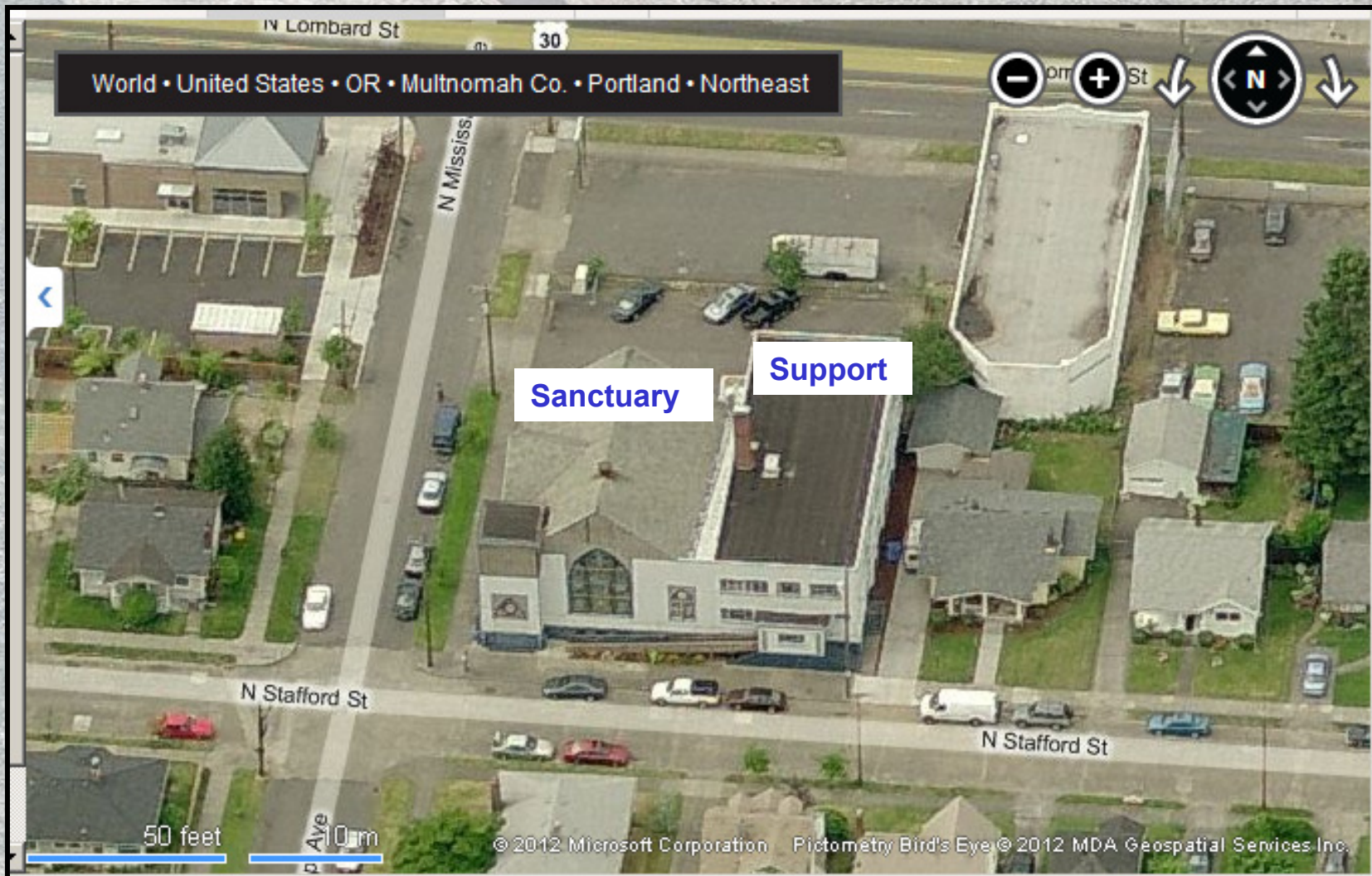
# Proposed Zoning

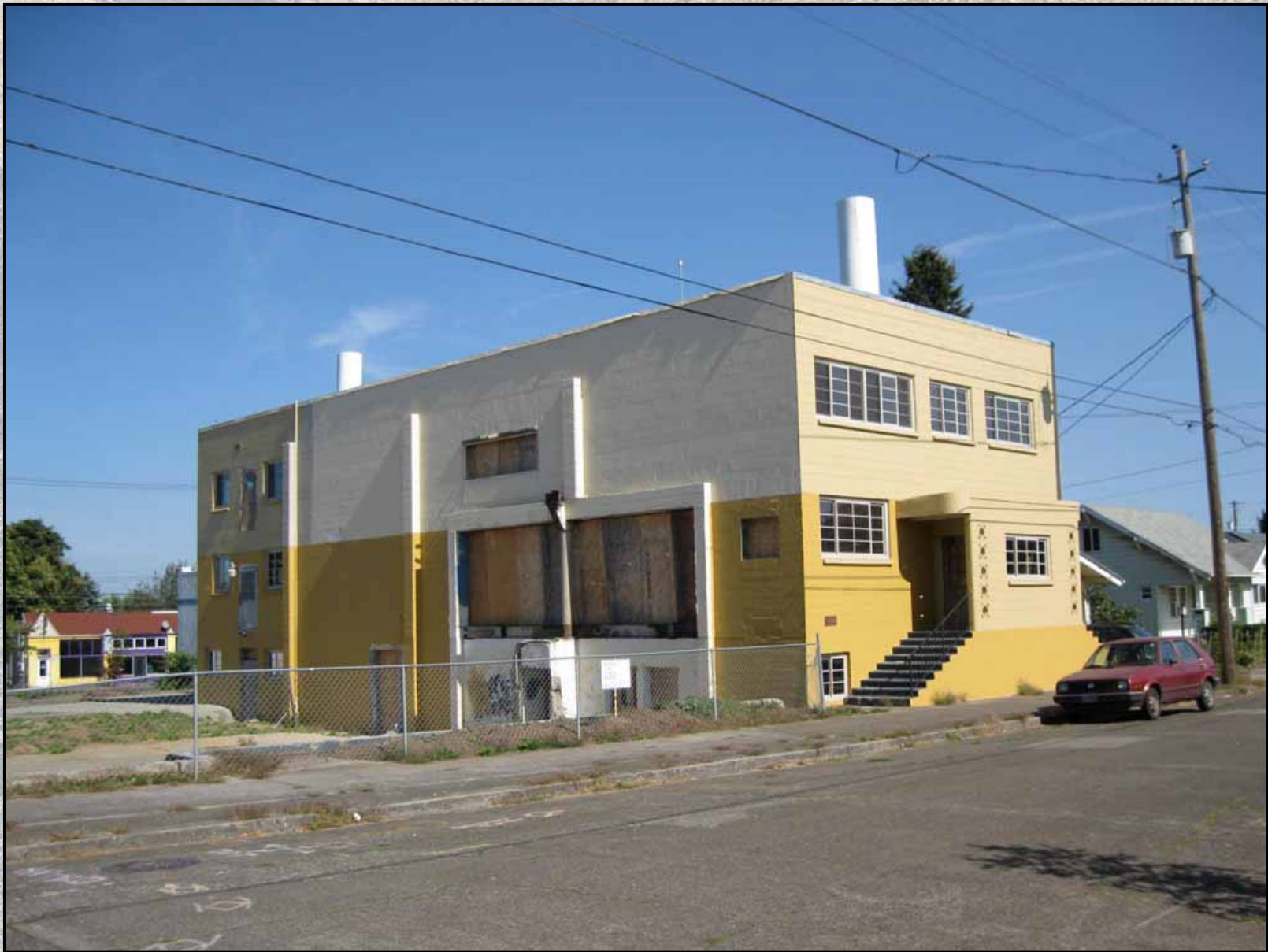




# Historic Aerial View

## Pre-2008









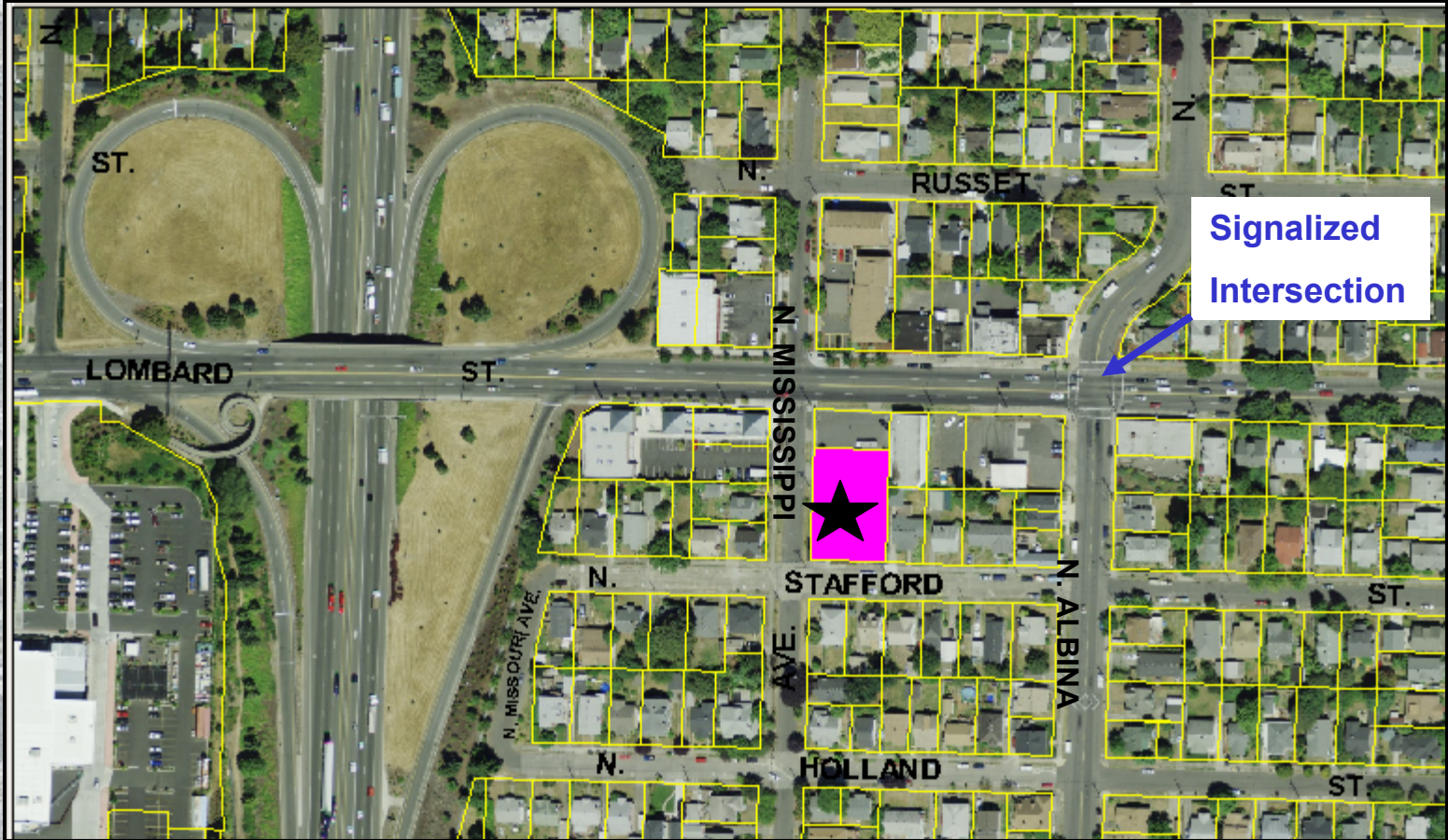




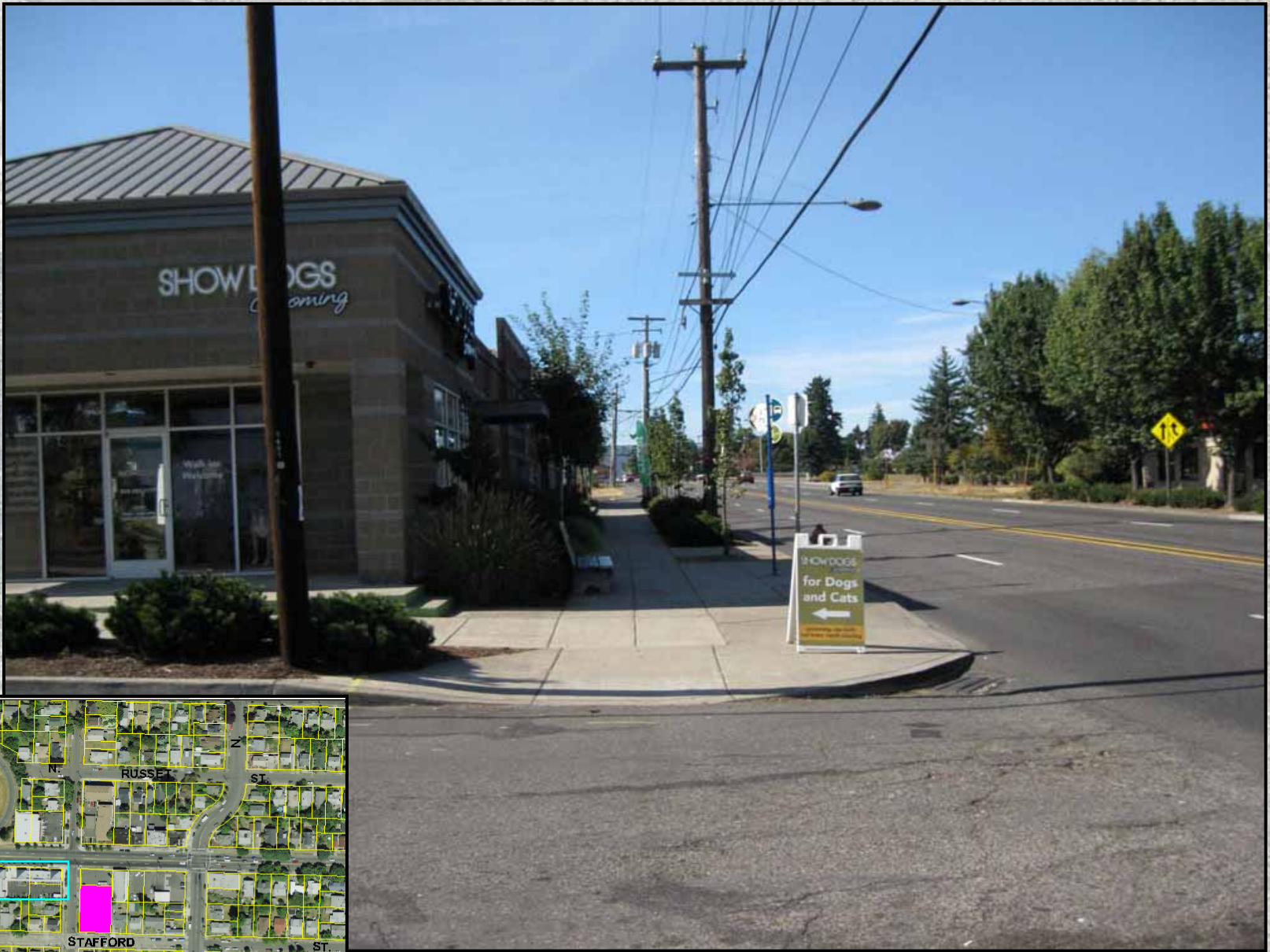




# Vicinity Map

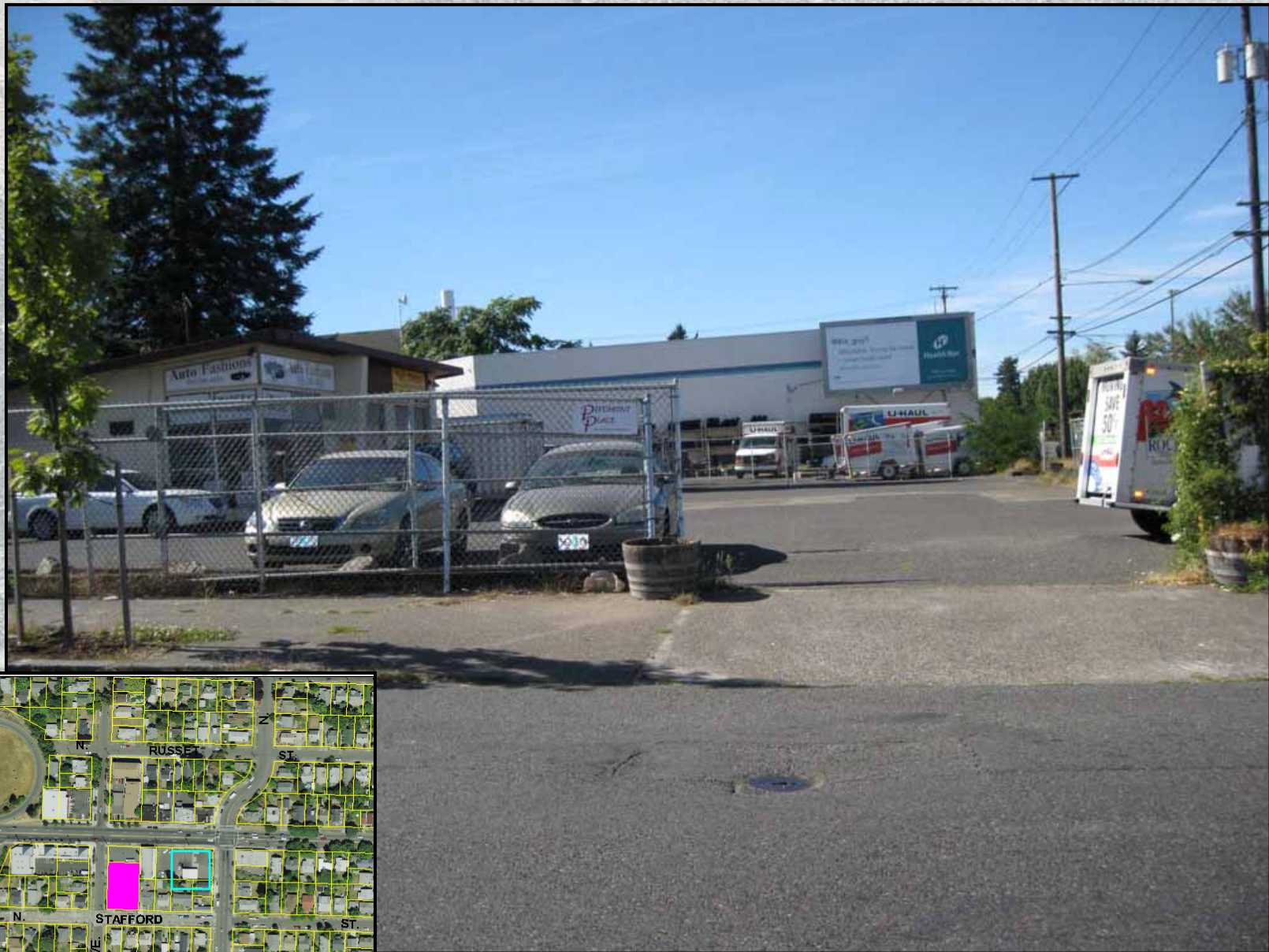


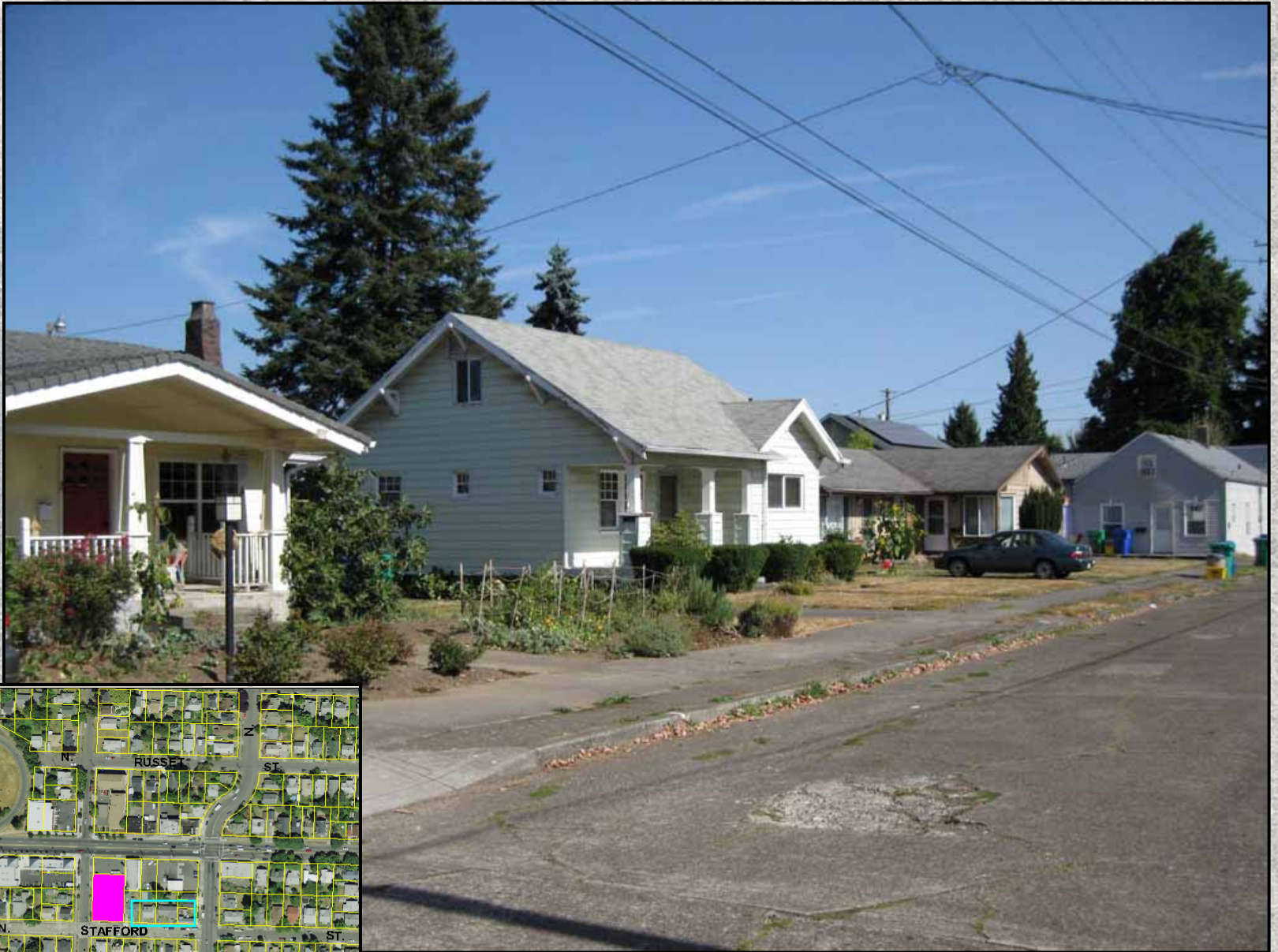




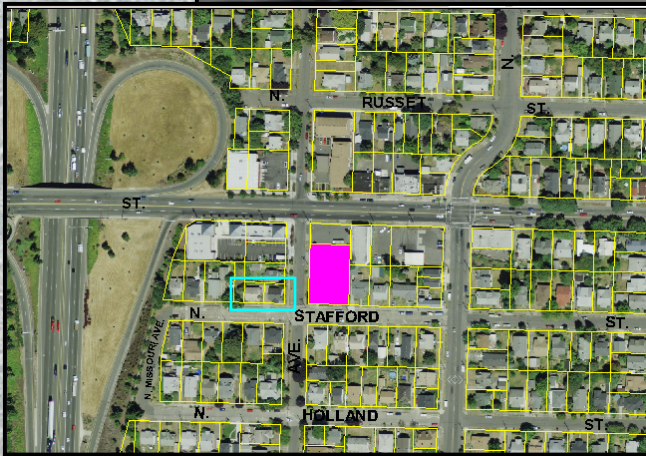














# Findings

- **On balance, request is consistent with relevant policies.**
- **CM zone maintains housing potential.**
- **Public safety, water and sewer services are adequate.**
- **Service capacity and the requirements of the Transportation Planning Rule necessitate a limit of vehicle trips.**



# Hearings Officer Recommendation

## Approval of a Comprehensive Plan Map and Zoning Map Amendment.

### Conditions:

Uses on the site are limited to a total of 444 weekday AM and 327 weekday PM peak hour trips.

- If the Subject Property is separated and/or divided into separate lots, the trip cap applies to the cumulative development/uses on the original 15,000 square foot site described as Lots 3-8, Block 24, Fairport.
- When the Subject Property is redeveloped or when additional commercial floor area is proposed on the Subject Property that will result in 10,500 square feet or more of commercial floor area and/or three or more new residential units, Applicant must submit a traffic analysis prepared by a professional traffic consultant. The analysis must confirm that the maximum number of vehicle trips associated with the development project(s), plus the existing uses on the Subject Property, will not exceed the 444 weekday AM and 327 weekday PM peak hour trip cap. The traffic analysis must be submitted as part of the Building Permit application for PBOT review.



end







