

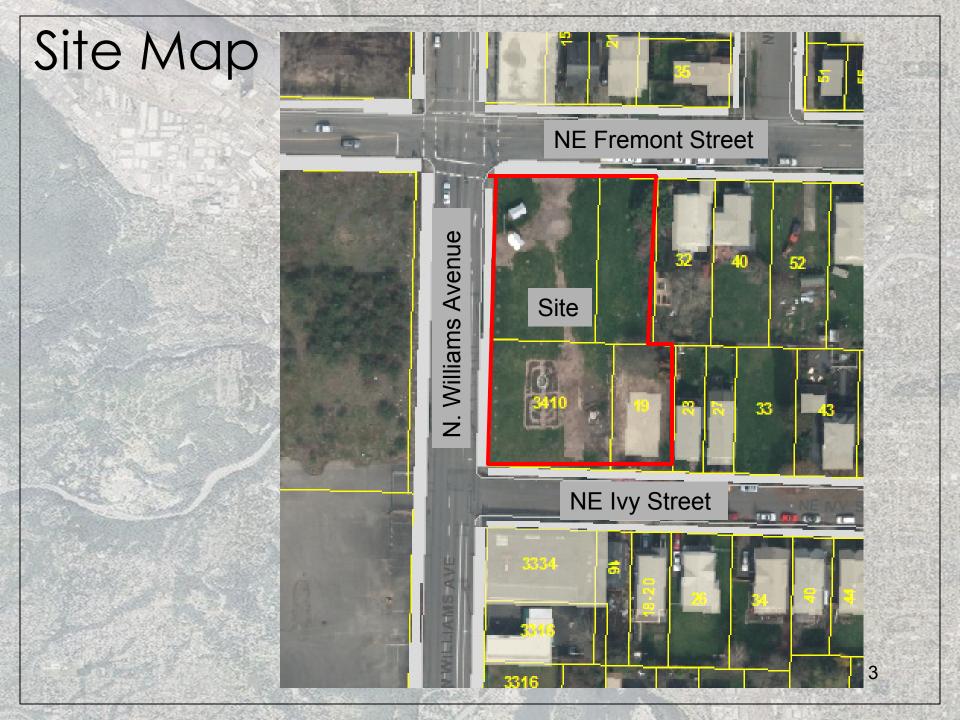
City of Portland Bureau of Development Services

Staff Presentation to the Portland City Council

Land Use Review 13-109305 CP ZC (NE Fremont Street @ N. Williams Avenue)

Summary of the Proposal

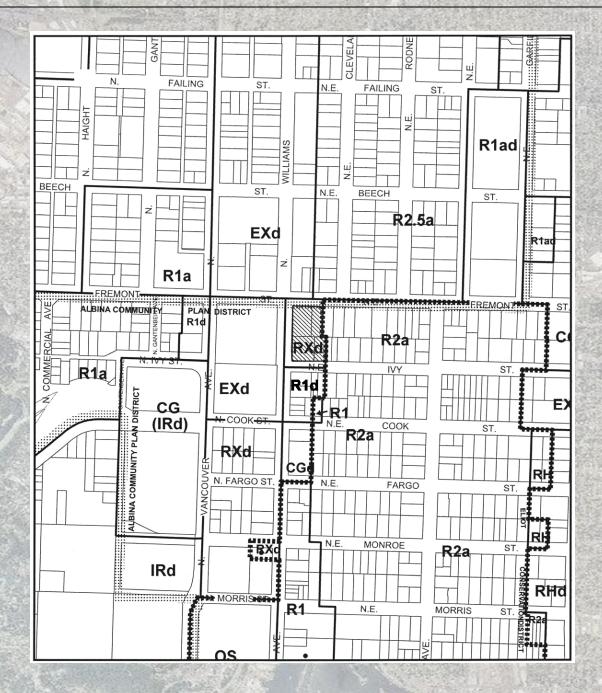
- Type III Comprehensive Plan Map Amendment from Medium Density Multi-Dwelling to Central Residential; and
- Type III Zoning Map Amendment from Multi-Dwelling Residential 1,000 (R1) with a Design overlay to Central Residential (RX) with a Design overlay.



Vicinity Map



Zoning Map













Approval Criteria

Comprehensive Plan Map Amendment (Zoning Code Section 33.810.050)

A1. The requested designation is <u>on balance</u> equally or more supportive of the Comprehensive Plan than the existing designation.

Zoning Map Amendment (Zoning Code Section 33.855.050)

B2. Adequacy of public services for water, police, fire, sanitary, stormwater, and transportation.

Summary Findings

On balance, the requested Comprehensive Plan Map designation is equally supportive of the Comprehensive Plan as is the existing designation.

- Promotes increased opportunities for housing production on a site supported by a high quality transit, pedestrian and bicycle corridor;
- Provides additional goods and services to area residents and employees, and complements the existing commercial corridor along Williams and Vancouver;
- Neighborhood compatibility mitigated by development standards of the EX zone and requirements for Design Review.

Summary Findings

Adequate public services are available, with conditions, to serve the type and intensity of development allowed under the proposed Zoning Map designation.

- Need for traffic signals at N. Williams & N. Cook, and N. Vancouver and N. Cook intersections.
- Until traffic signals are funded, limit the number of vehicle trips generated by new development on the site to a level no greater than what could be generated by development under the existing R1 zone.

Hearings Officer Recommendation

- Approve the requested Comprehensive Plan Map designation from Medium-Density Multi-Dwelling to Central Residential.
- Approve the requested Zoning Map Amendment from Multi-Dwelling Residential Residential 1,000 (R1) to Central Residential (RX), with the retention of the Design overlay zone.
- Zoning Map Amendment conditioned on the limiting the number of vehicle trips generated under proposed development until traffic signals at N. Williams & N. Cook, and N. Vancouver and N. Cook have been funded.