

Good Afternoon, Mayor and Commissioners. I'm Sylvia Cate, the assigned planner for this review.

Pbot staff, FdF is available for transportation related questions...

As well as the applicant's traffic engineer, _____ from Kittelson.

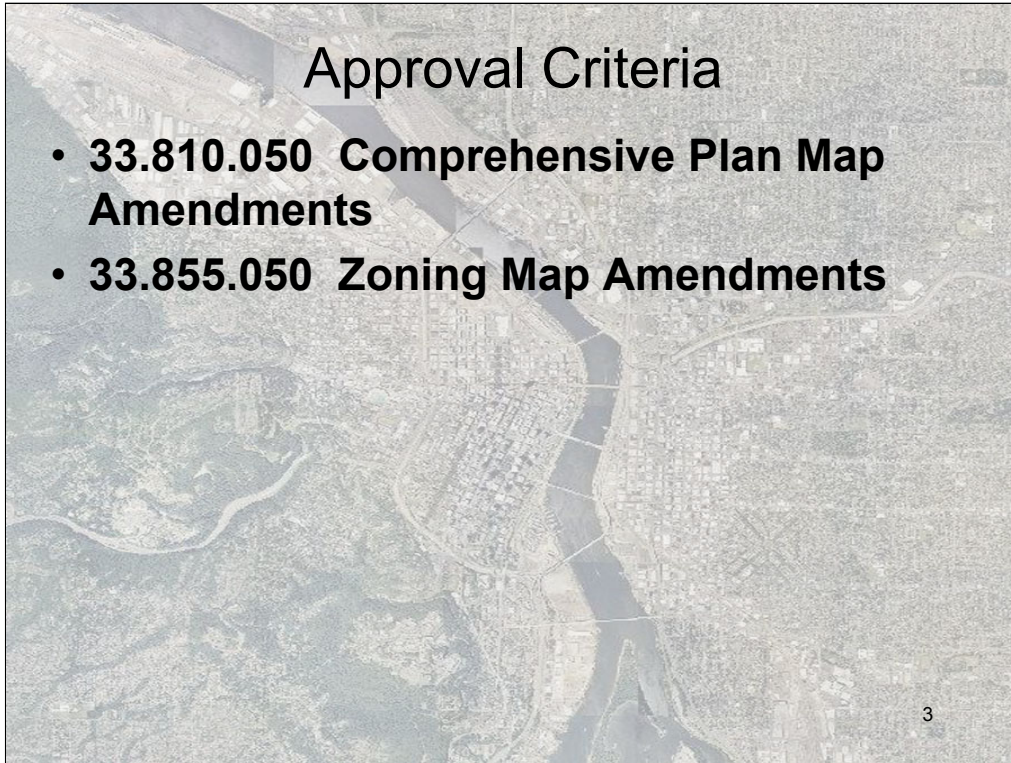


Summary of the Proposal

- **A Comprehensive Plan Map Amendment and Zone Map Amendment to change the current designation and zoning on the site:**
- ***from* High Density Single Dwelling Residential [designation] and R5a [zoning] with Alternative Design Density overlay zone**
- ***to* Attached Residential [designation] and R2.5, [zoning].**

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The applicant requests a Comprehensive Plan Map Amendment and concurrent Zone Map Amendment to change the current designation and zoning on the site from R5a [zoning] to R2.5, [zoning]



The applicable approval criteria are listed. This application involves a request to rezone R5 residential lands to R2.5. There are specific Goals and Policies of the Comprehensive Plan that the Hearings Officer gave weight to in analyzing the request, in particular, Goal 6, Transportation and Policies 6.26 and 6.27.

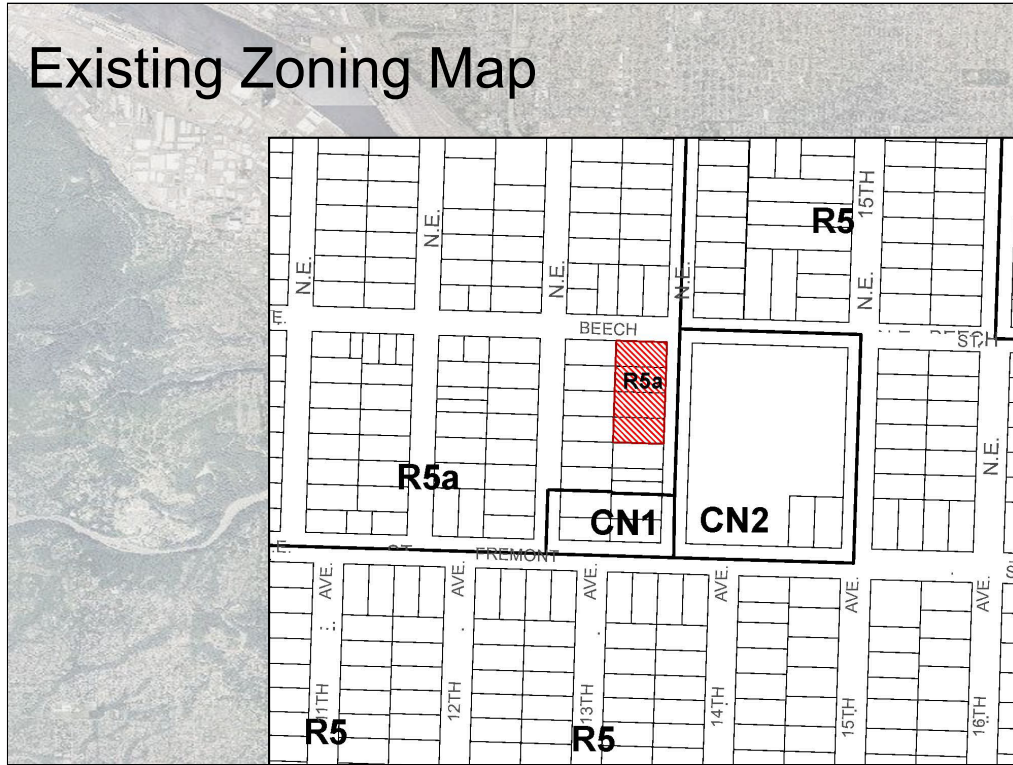
Policy 6.26 On-Street Parking Management. On-street parking should ... maintain existing on-street parking in older neighborhoods. **Policy 6.27 Off-Street Parking.** Consider eliminating off-street parking in areas where there is “high quality” transit and “good” pedestrian and bicycle access.

In this particular situation, the two Policies conflict somewhat with one another. On the one hand, the On Street parking demands along NE 14th during the day are considerable, due to a small commercial center located just east at NE 15th and Fremont. On the other hand, the site is close to high quality transit service, so the elimination of on-site parking should be considered.

Four neighbors testified to the Hearings Officer regarding the high demand for the existing on street parking spaces. However, the applicant proposes to redevelop the 2 vacant lots in the near future and provide off street parking. One concern raised by neighbors is the further elimination of on street parking by additional curb cuts serving the new development. The Hearings Officer found this to be a reasonable concern and thus recommends a condition that governs the size and location of future driveways serving the site in order to minimize the loss of on street parking to the greatest extent feasible.

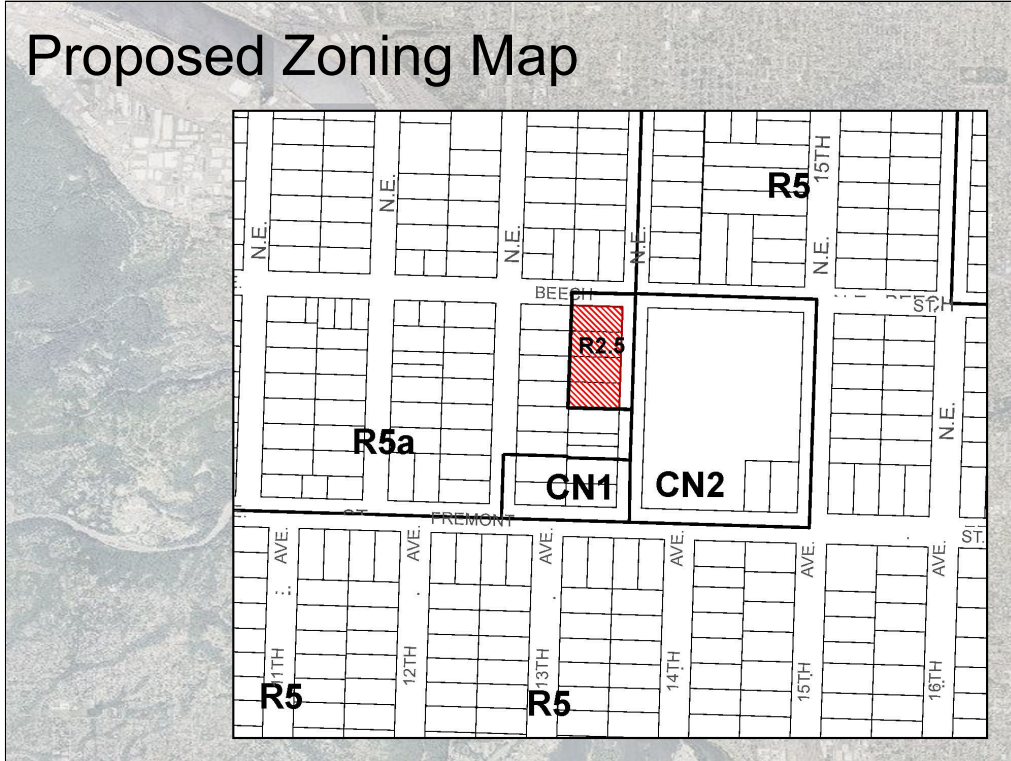
The Hearings Officer's recommendation contains findings that demonstrate that on balance the Comprehensive Plan Goals and Policies are supported by the request.

Existing Zoning Map



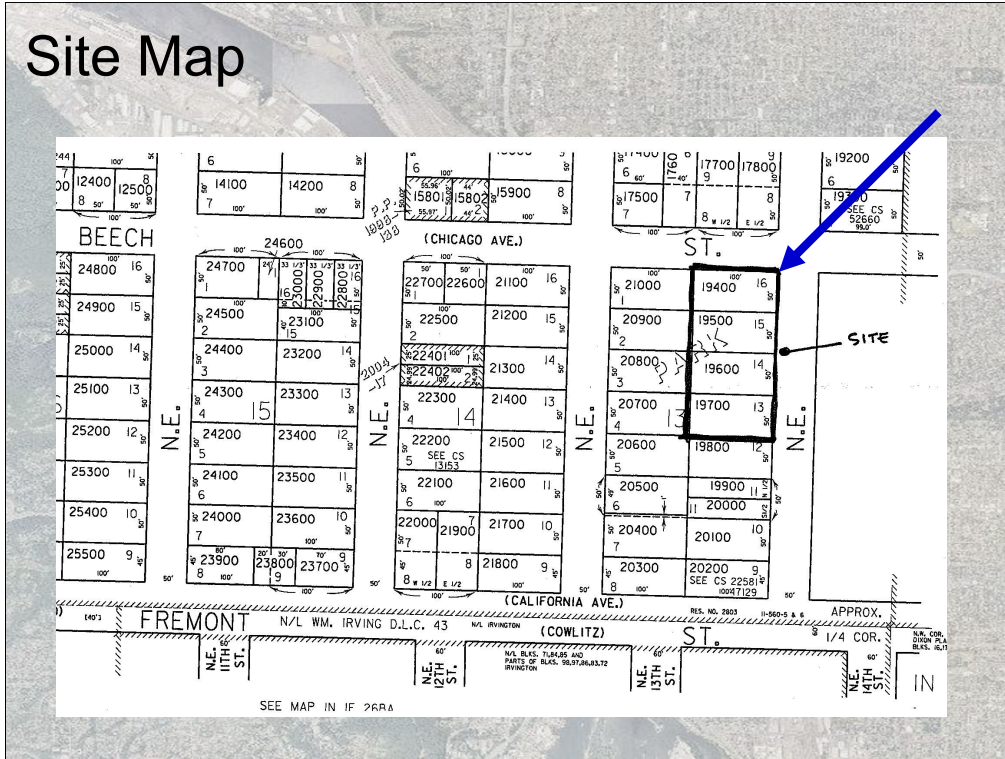
This map shows the existing zoning pattern in the area. The site consists of the 4 lots that are highlighted.

Proposed Zoning Map



This map shows the proposed zoning change.

Site Map

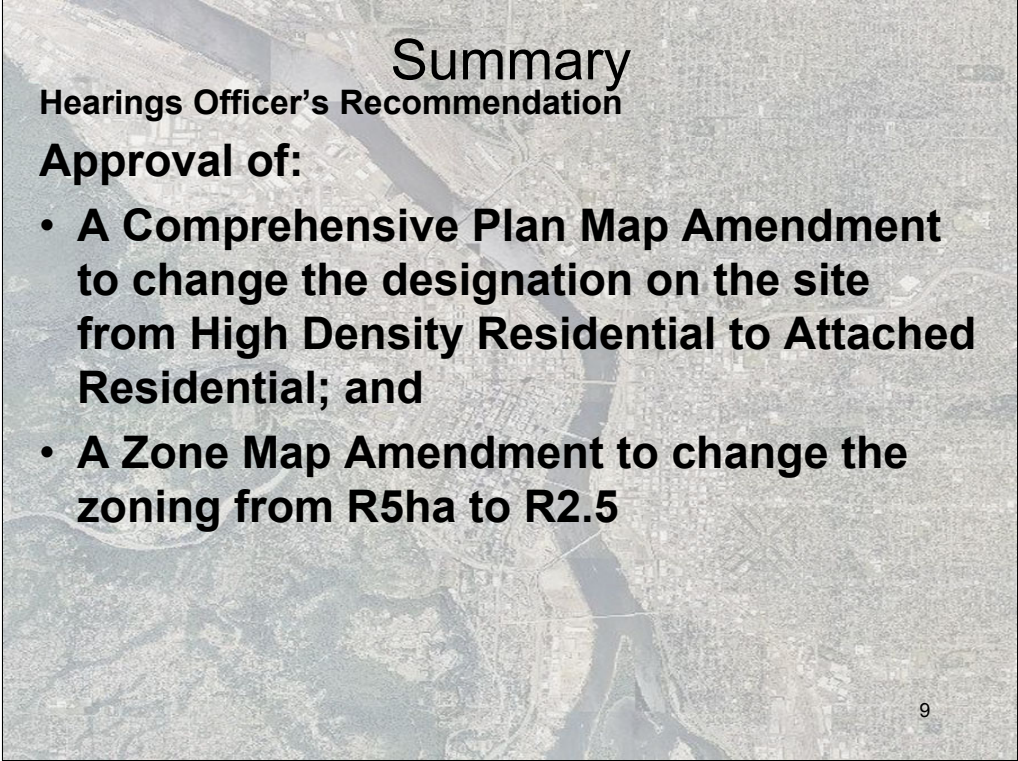


This tax map shows the details of the four lots involved in this request.

Potential Future Development



The applicant also submitted a conceptual elevation of potential future development that would be allowed in the R2.5 zone.



Summary

Hearings Officer's Recommendation

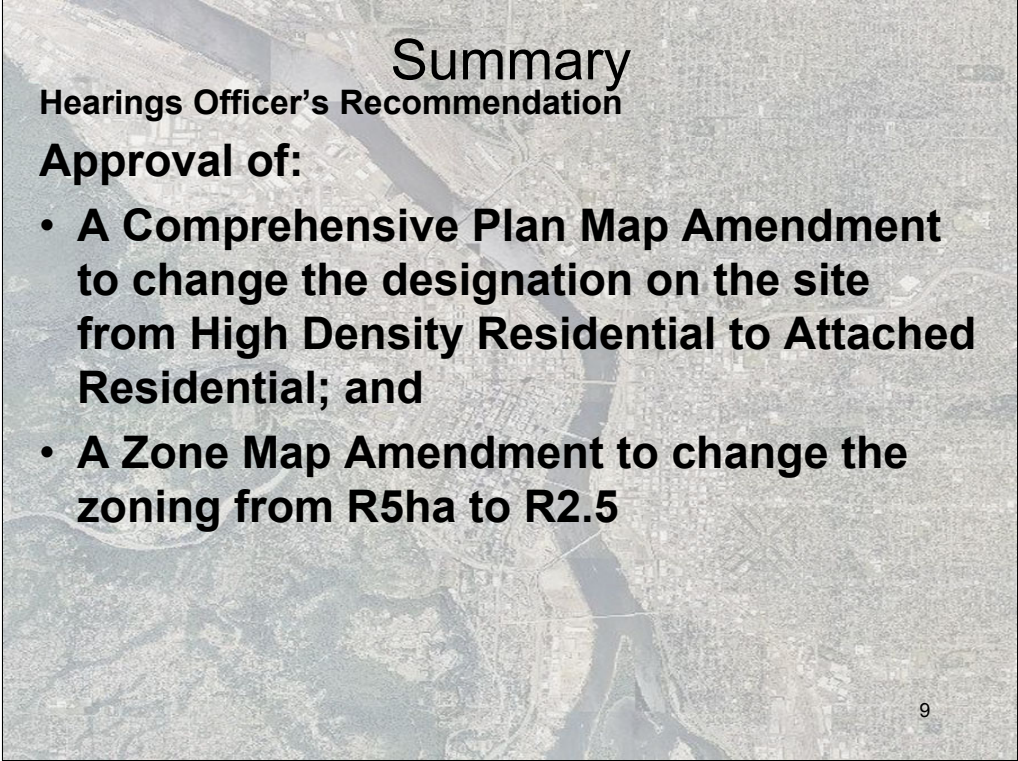
Approval of:

- **A Comprehensive Plan Map Amendment to change the designation on the site from High Density Residential to Attached Residential; and**
- **A Zone Map Amendment to change the zoning from R5ha to R2.5**

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The Staff Report and Recommendations have findings determining that on balance, the proposal remains supportive of the Comprehensive Plan Goals and Policies, and meets all of the other applicable approval criteria. Therefore, the Hearings Officer recommends approval of the request, with one condition that governs the size and location of future curb cuts when the site is redeveloped. .

Now we will go on a quick virtual tour of the site and area.



Summary

Hearings Officer's Recommendation

Approval of:

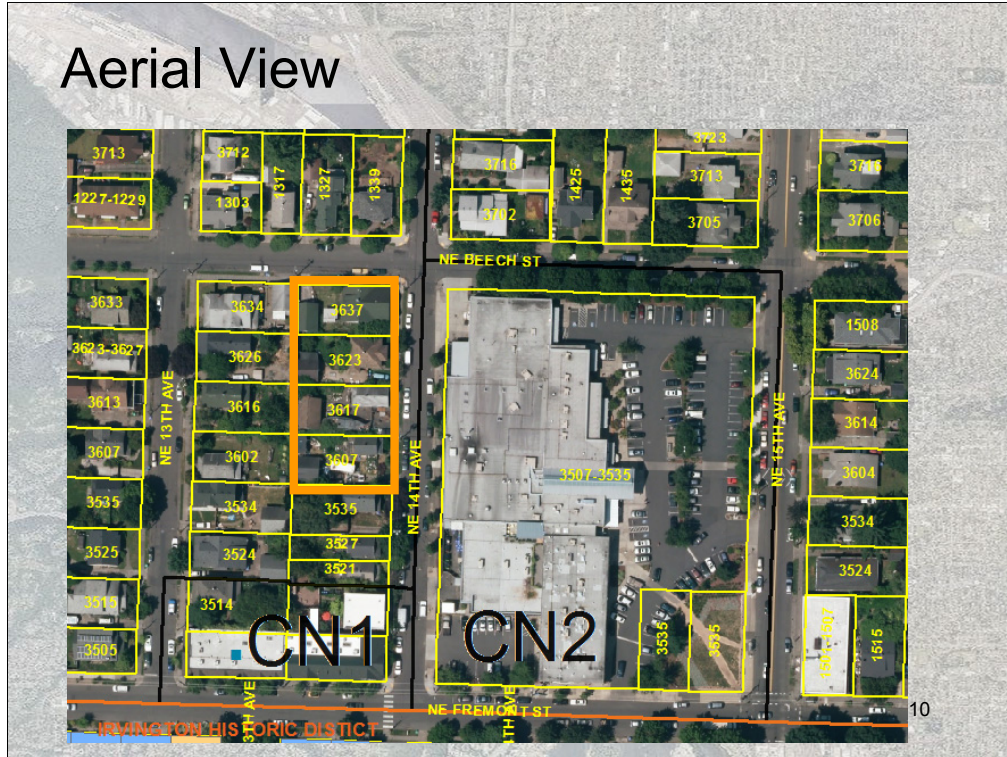
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The Staff Report and Recommendations have findings determining that on balance, the proposal remains supportive of the Comprehensive Plan Goals and Policies, and meets all of the other applicable approval criteria. Therefore, staff recommends approval of the request.

Now we will go on a quick virtual tour of the site and area.

Aerial View



This is an aerial view of the site and surrounding development. Directly east, across from the site is a block developed with a small commercial center, anchored by Whole Foods Grocery, but also including other shops, a local branch of Multnomah County Library, and 13 residential units on the second floor. Directly south of the site near the corner of NE 14th and Fremont, is a second, smaller commercial node.



Looking North at NE 14th and Fremont. The backside of the commercial center zoned CN2 is on the right, a business in the CN1 zone is on the left. The site is on the left near the end of the block.



This image is looking east along NE Beech Street, at the southeast corner of the intersection with NE 14th Avenue. The site is behind the photographer. On the right in the foreground is the loading dock for the Whole Foods grocery store and on street parking along Beech at mid-day.



This view is roughly mid block on NE 14th Avenue. The site is to the left, the back of the commercial center is to the right. In the background are trucks unloading goods for the grocery store, next to their loading dock at the corner of 14th & Beech.



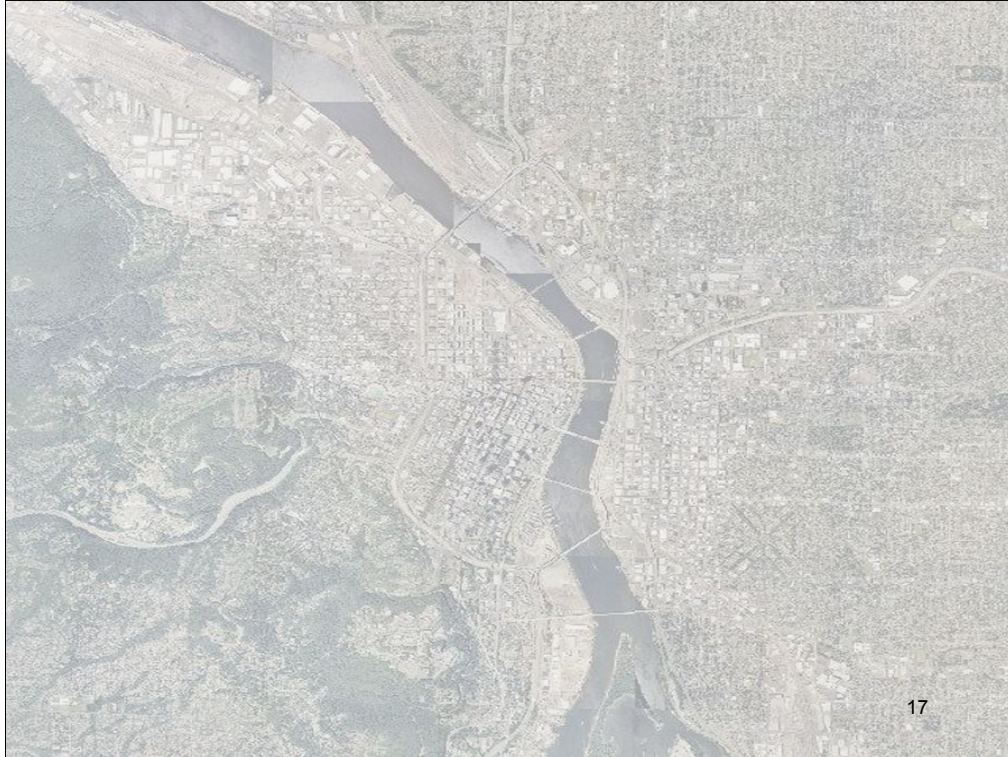
This view is looking south at NE 14th and Beech. On the left is the loading dock for Whole Foods, on the right is the first of the four lots that comprise the site. The two middle lots are vacant, the lot on the corner and the most southern lot are developed with houses.



Here we are looking west at the two vacant lots that are the 2 middle lots of the site.



This view is looking south along 14th avenue toward NE Fremont. The lot immediately south of the 2 vacant lots is developed with a single dwelling home.



This concludes Staff's presentation. Does City Council have any questions at this time?