

Location:

Rose City Block 156, Lot 1 (4730 NE Fremont St.) Property owners: John & Deborah Field
Rose City Block 155, Lot 16 (3436 NE 48th Ave.) Property owners: Ramod & Kamala Chherti

Proposal:

In consideration of the comprehensive plan update, we are proposing a zoning change for the southeastern and southwestern corner lots at the intersection of NE Fremont and 48th street. The north side of this tee intersection is zoned CN2h. Our request is that the two 7,500 sq. ft. R2h lots that split the south side of the intersection be classified likewise with a mixed use designation.

Background Information:

Document 09-155613PR furnished by the City of Portland, Bureau of Development Services has established that the property at 4730 NE Fremont has maintained legal status for nonconforming use ever since the comprehensive plan of 1981 which changed the zoning from C2L to R2h. We recognize that the terms of nonconforming use have been exaggerated a bit throughout the years in regard to the property. From 1993 to 2009, Wall Beds of Oregon used the property as an office and showroom. After purchasing the property in 2009, we were charged commercial water and sewer rates from the start, so apparently the city considers this to be commercial property. Most recently Portlandcitymaps.com has listed the property as generic commercial use. We have remodeled the residence which we currently occupy and have converted the former show room, with a three car parking lot, into a family-run digital print shop.

Objective:

Legitimizing the loose ends for the terms of nonconforming use is not our only goal. We share the City's vision to integrate living and retail spaces. The Beaumont business district could be revitalized by creating a balance of mixed use on the south side of Fremont. Opening up the south side would bring more people to the street and would allow for a continuous flow of foot traffic. The intersection at 48th and Fremont is a prime node with a crosswalk and bus stop. Rezoning the south side from NE 45th to 50th would be ideal, but may be too aggressive for the area at this time.

Addendum:

Both property owners have presented this proposal to the Rose City Park Neighborhood Association's land use committee and they were in full support. Nan Stark who represents NE Portland's Bureau of Development and Sustainability has indicated her support stating that this is a reasonable request. Our next step is to present our proposal at the September general meeting of the Rose City Park Neighborhood Association.

Contact Information for the Field/Chherti-Comprehensive Plan Proposal 2014

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