



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

Staff Presentation to the  
**Hearings Officer**

Land Use Review LU 13-173075 CP ZC  
**3322 SE Cesar E. Chavez Boulevard**



# Summary of the Proposal

Change in the Comprehensive Plan Map  
Designation for this 19,575 square-foot property,

- from Single-Dwelling Attached Residential to Medium Density Multi-Dwelling Residential,  
and a concurrent Zoning Map Amendment,
- from R2.5 ( Single-Dwelling Residential 2,500) to R1 (Multi-Dwelling Residential 1,000).
- Redevelopment of the site for a maximum 19 residential units could be allowed if the R1 designation is approved for the site.

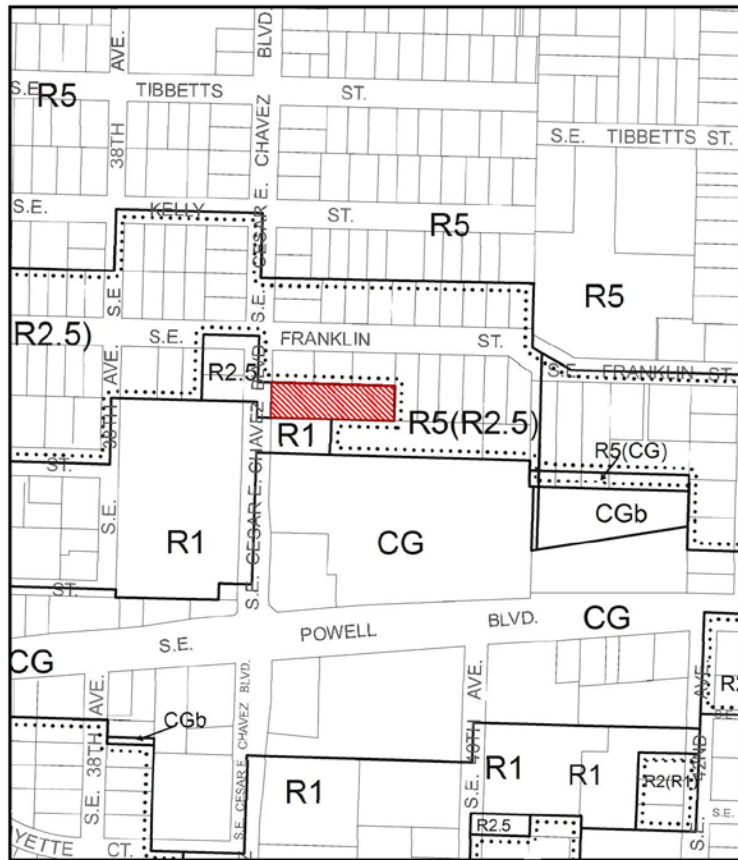


# APPROVAL CRITERIA

- In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:
- Comprehensive Plan Map Amendment
  - 33.810.050
- Zoning Map Amendment
  - 33.855.050



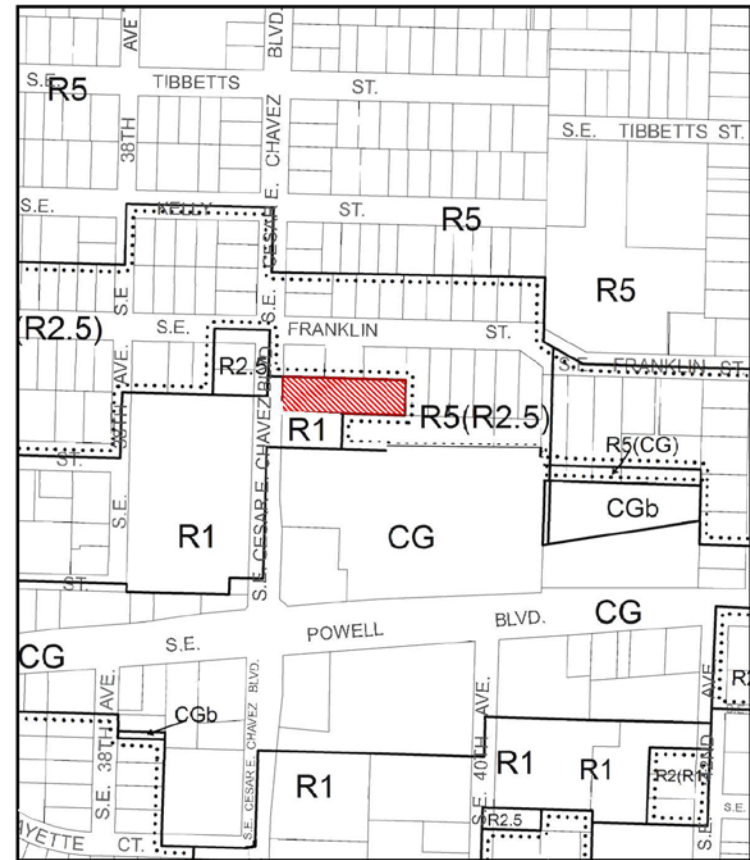
# Zoning Map



**ZONING  
EXISTING**



File No. LU 13-173075 CP.ZC  
1/4 Section 3334  
Scale 1 inch = 200 feet  
State\_Id 1S1E12AD 7600  
Exhibit B.1 (Jul 22 2014)

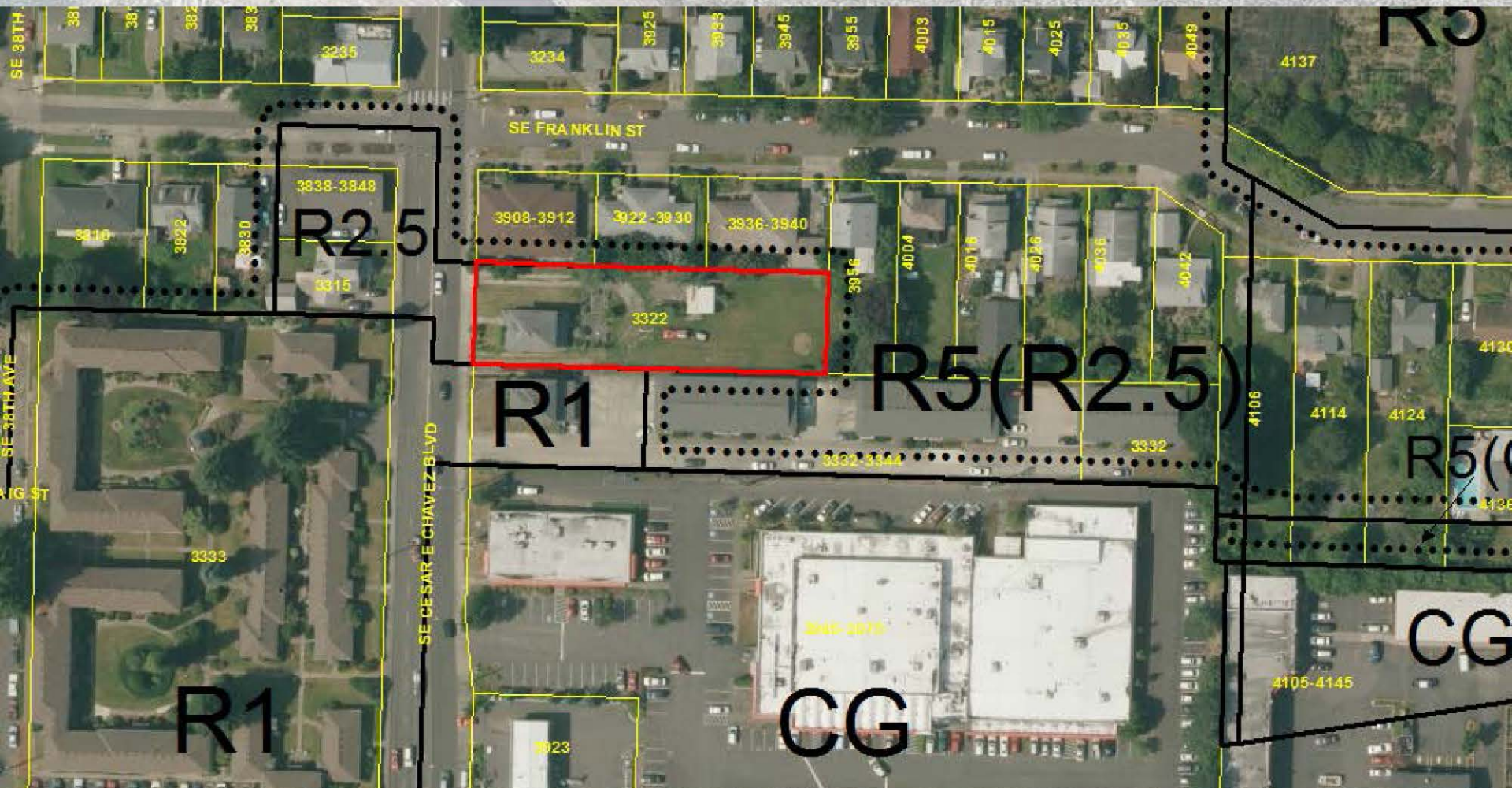


**ZONING  
PROPOSED**

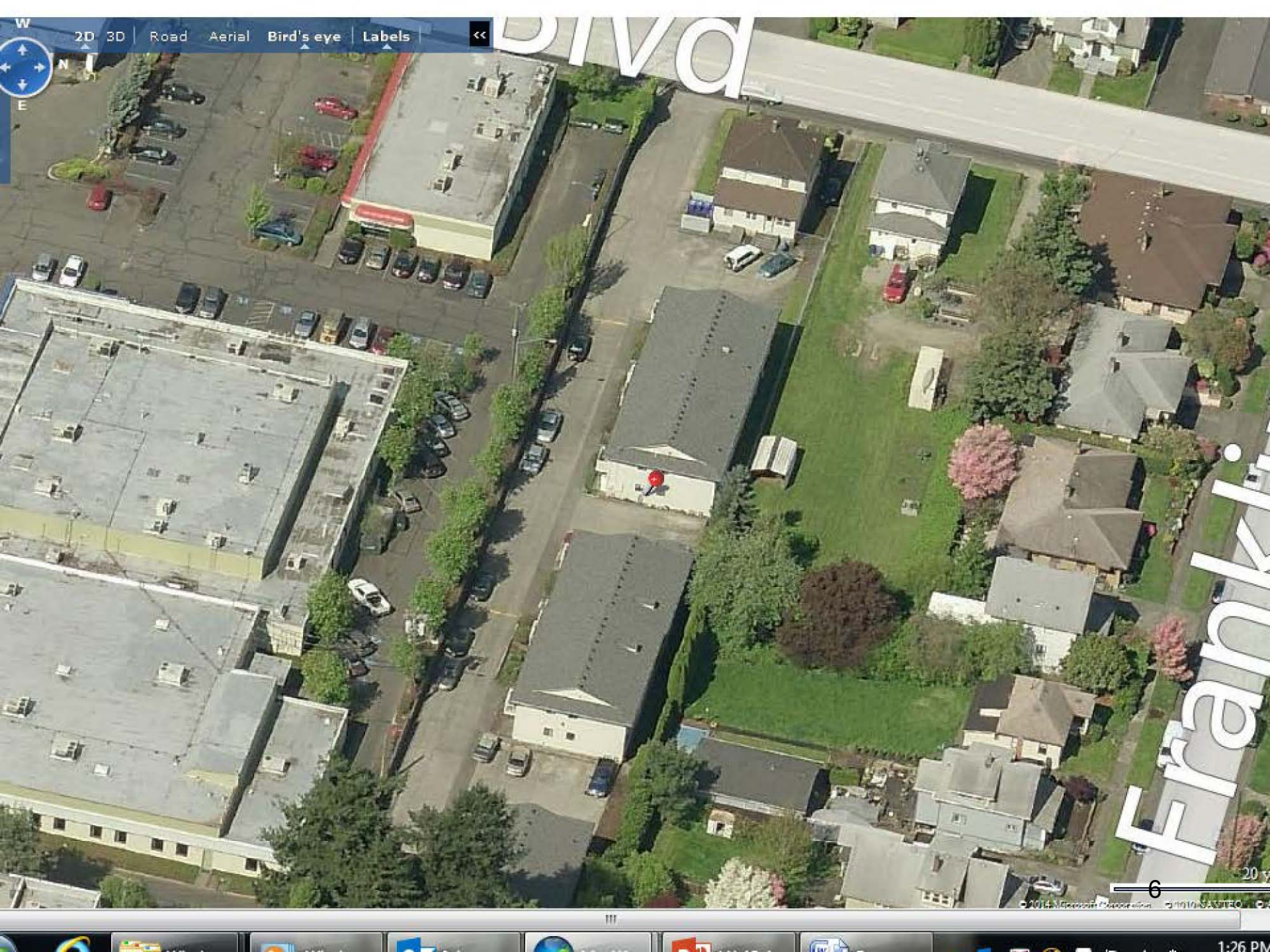


File No. LU 13-173075 CP.ZC  
1/4 Section 3334  
Scale 1 inch = 200 feet  
State\_Id 1S1E12AD 7600  
Exhibit B.2 (Jul 22 2014)









2D 3D Road Aerial Bird's eye Labels

Divd

Franklin

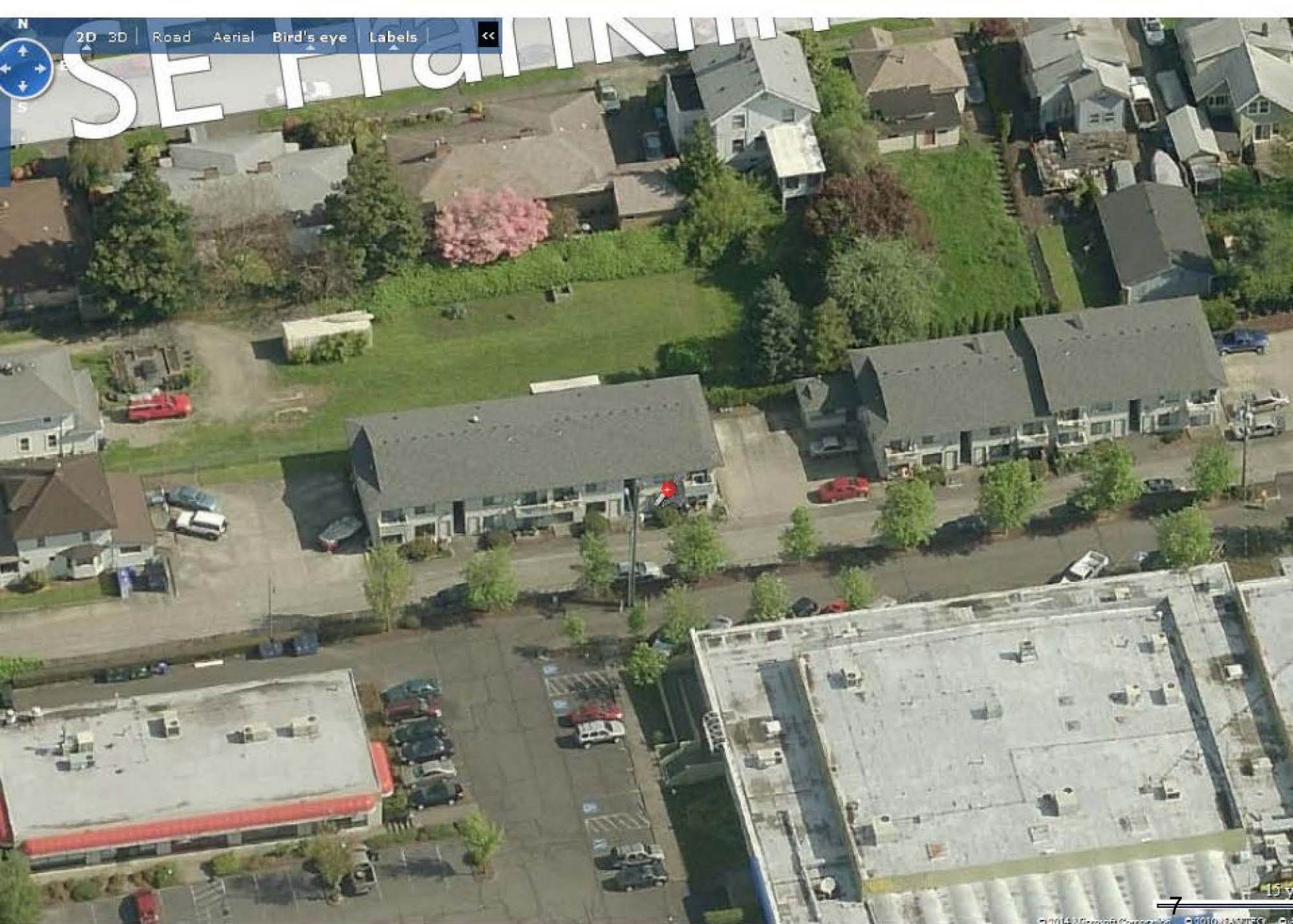
6

20 y



1:26 PM





2D 3D | Road Aerial Bird's eye Labels



























































































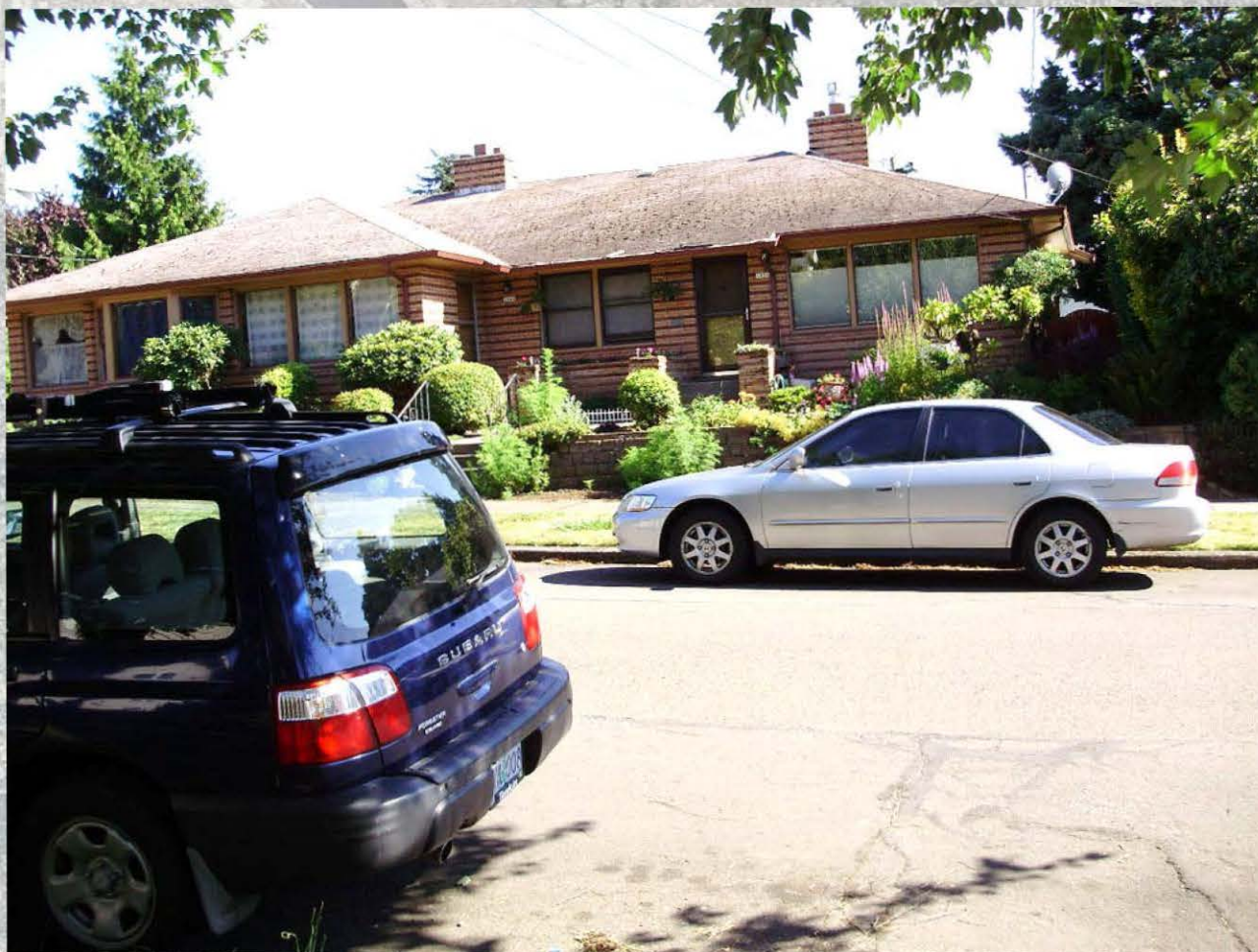






































# Summary and Conclusions

- The requested amendments to the Comprehensive Plan Map and the the Zoning Map, can meet the relevant approval criteria, subject to conditions of approval.
- The increased density that the requested amendments would allow is in keeping with the City's overall policies to place higher density development near major arterials and adjacent to commercial areas.
- The resulting transition from commercial to lower residential densities promotes more efficient use of the multi-modal transportation facilities in the area and also offers move variety in housing opportunities.
- Conditions of approval are recommended that are intended to respect the character of the established single-dwelling residential area to the north of the site and to ensure that the redevelopment of the site will be complimentary to the established residential area With these conditions, the request can be found to be recommended for approval.



# Staff Recommendation

Approval, subject to the following conditions:

A. Development-related conditions (B through D) must be noted on required plans for building permits

B. Removal of the existing residential structure on the site is subject to a modified “demolition delay” review. Despite the fact that the house is not listed on the City’s historical inventory, other regulations of Zoning Code Section 33.445.810 will apply to this circumstance, with the exceptions that portions of this process that require photographic documentation of historic features and notification to the State Historic Preservation Office are not required. The other portions of these regulations apply and the house must be advertised and offered for removal by interested parties. If no one claims the house within the required 120-day time period, deconstruction shall be done in such a way that as many of the building materials as possible will be salvaged for recycling.

•

C. The redevelopment plan for the site must receive approval through a Type II Design Review.

•

D. Regardless of the decision of Design Review for the redevelopment proposal, the new structures that are to be developed on the site are subject to a 35-foot<sub>40</sub> height limit.



An aerial photograph of a river valley. A wide river flows from the top left towards the bottom right. On the left bank, there is a large dam structure. The surrounding area is a mix of urban development, including buildings and roads, and natural green spaces. The text "THE END" is superimposed in the center of the image.

# THE END







