

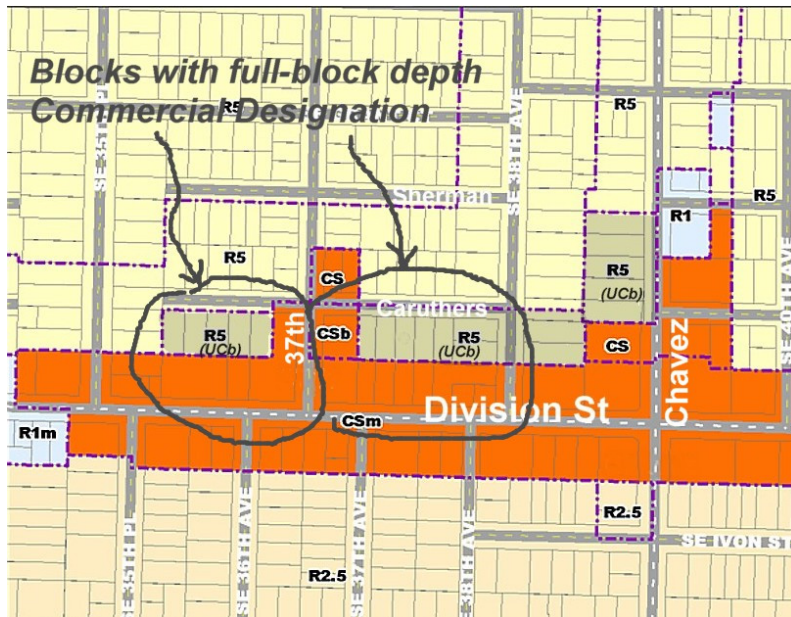
To: Planning and Sustainability Commission  
2-5-15

Chair Baugh, Commissioners:

I was struck by Kathryn Schultz's comments at the January 27th work session, about blocks that have split zoning. Ms. Schultz noted that these always create problems, and should be avoided. Later, in a specific case in Sellwood, a solution arrived at was to leave the zoning on the rear of a commercial block as R-5, but change the Comprehensive Plan designation to Mixed Use on that rear half of the block, so full-block development could follow at a later date.

Ironically, two blocks along SE Division street with that exact pattern now, may go the opposite direction, from full-block Comp Plan designation to a split designation.

On the north side of Division, between approximately 35th Place, and the actual 38th St., the zoning facing Division is CSm, with a UC designation. The rear half of the blocks, facing Caruthers, are mostly zoned R-5, with a UCb designation as well. There are three lots at 37th that are zoned CS, so the depth of commercial already extends to Caruthers. This map shows the blocks in question, with their current zoning and Comp Plan designations:.



Several neighbors living on Caruthers gathered signatures from many of the Caruthers property owners (but not all) asking to change the Comp Plan designation on their own and others' properties to Residential. Since most of the owners signed, you would think all they had to do to preserve this residential enclave was to not ask for the zone-change-in-compliance-with-Comp-Plan themselves. Presumably they didn't trust their neighbors to not do so.

So, staff is recommending changing the Comp Plan designation on most of these properties to R-2.5, thus creating two split-zoned blocks. Staff did disagree with the neighbors regarding properties fronting Chavez and on the east side of 38th, and kept the designations as Mixed-Use.

In addition, the property owners at 3616 Caruthers have requested their property remain Mixed-Use, and this may be part of the staff proposal.

This street is exactly the location where deeper Mixed Use zoning would be useful, near the node of Division and the Chavez Civic Corridor. In addition, there is already Commercial zoning on three lots on Caruthers, holding a large mixed-use building, a manufacturing building, and a parking lot. And, with the current R-5 with Mixed Use Comp Plan designation, the current houses would be in conformance, and the designations would indicate and facilitate future full-block depth development. I recommend keeping the current zoning/designation pattern.

Thank you for your attentions to this kind of details.

Sincerely,

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