



March 13, 2015

Portland Planning and Sustainability Commission
c/o Ms. Marty Stockton, Southeast District Liaison
Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 7000
Portland, Oregon 97201

Subject Property: 6012 SE Yamhill Street (1S2E06AA 14600)

Dear Chair Baugh and Fellow Commissioners:

The purpose of this letter is to request specific Comprehensive Plan and Zoning designations for the subject site on the final Comprehensive Plan Map that the Bureau of Planning and Sustainability (BPS) will be submitting for the Commission's review later this year. The Institute of International Christian Communications, Inc. (IICC) has owned the subject property at 6012 SE Yamhill Street since 1995, where it operates a Christian Missionary training institute and residence. Under the provisions of the Portland Zoning Code, the organization has been approved as a Conditional Use (CU) as a combination of Group Living and School use classifications (LU 95-514 CU).

As illustrated in Figure 1, the site currently has a split-zone designation, Single-Dwelling Residential 5,000 (R5) with an underlying Comprehensive Plan designation of Multi-Dwelling Residential 2,000 (R2) on approximately 90% of the 30,200-square foot parcel with the remaining 10% in the southeast corner having only an R5 Comprehensive Plan/Zoning designations. IICC requests that the final Comprehensive Map designate the entire site for Multi-Dwelling Residential Development with a companion Zoning Designation of R2. In so doing, the action will remove the split-zoning condition. The latter is justified for two reasons:

- The portion of the site without the underlying R2 Comprehensive Plan designation is land-locked. As illustrated in Figure 1, it obviously is an artifact of the extension of a zoning boundary that did not take into consideration underlying tax lot configuration.
- Split zoning is considered to be a poor planning device, as it complicates the use and/or redevelopment of property. It is our understanding that the Bureau of Planning and Sustainability (BPS) has been directed to address the split-zoning issue on hundreds of properties as part of the Comprehensive Plan Update and we want to insure that this site is included in this review.

Thank you for the Commission's consideration in this matter.

Sincerely,

A handwritten signature in black ink that reads "Mark Hedinger".

Mark Hedinger
Institute of International Christian Communications, Inc.
6012 SE Yamhill Street
Portland, Oregon 97215
mark.hedinger@iiccworldview.org



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Figure 1: 6012 SE Yamhill Avenue - IICC/Worldview (14600)

