

2035 Comprehensive Plan

Composite Zoning Map

**Planning and Sustainability Commission
Work Session**

August 2, 2016

Work session objective:

Provide general direction to staff (nods, not formal votes) in response to testimony about the Zoning Map.

Staff recommendations

- **Apply zone as requested** = Staff concurs with testimony and recommends a new zone, as noted.
- **Affirm May 2016 Proposal** = Staff recommends that you stick with the zone included in the May 2016 Proposed Composite Zoning Map, as noted.
- **Retain existing zoning** = Staff recommends that you retain the zoning that applies today. (These are situations in which there was no change proposed in May 2016.)

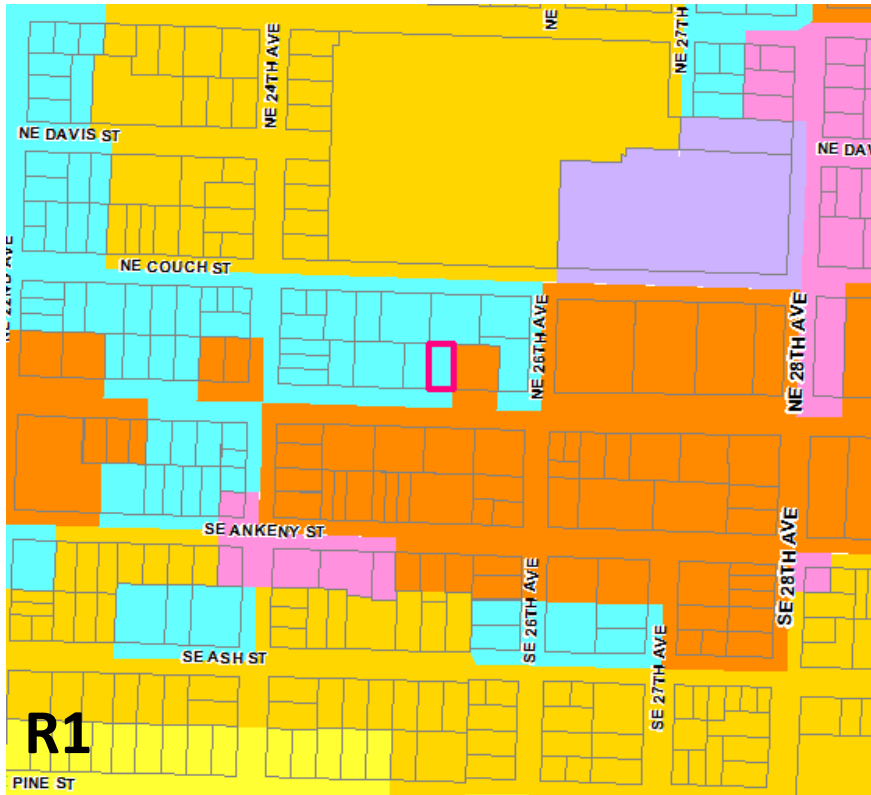
Suggested consent items

- **Items for which there was no testimony in opposition**
- **Requests for zone changes that would not be approvable, in light of the current or newly adopted Comprehensive Plan designation**

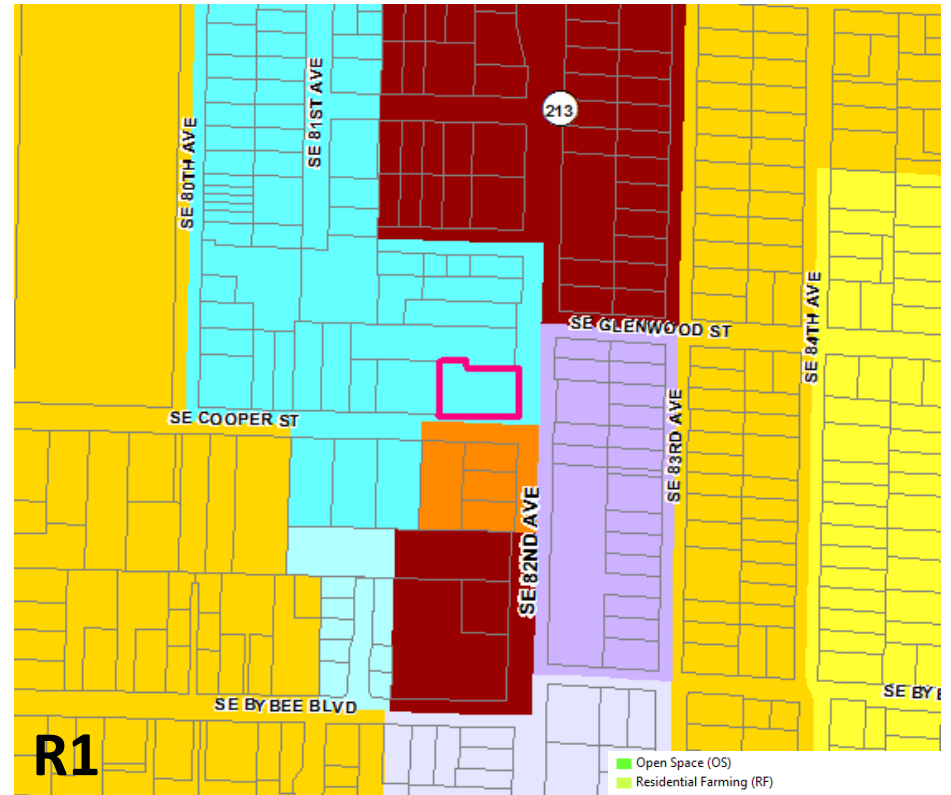
Group A:

Testimony requesting
changes from Residential to
Mixed Use Zones

Group A, 1a*: 2519 E Burnside 1b: 6735 SE 82nd



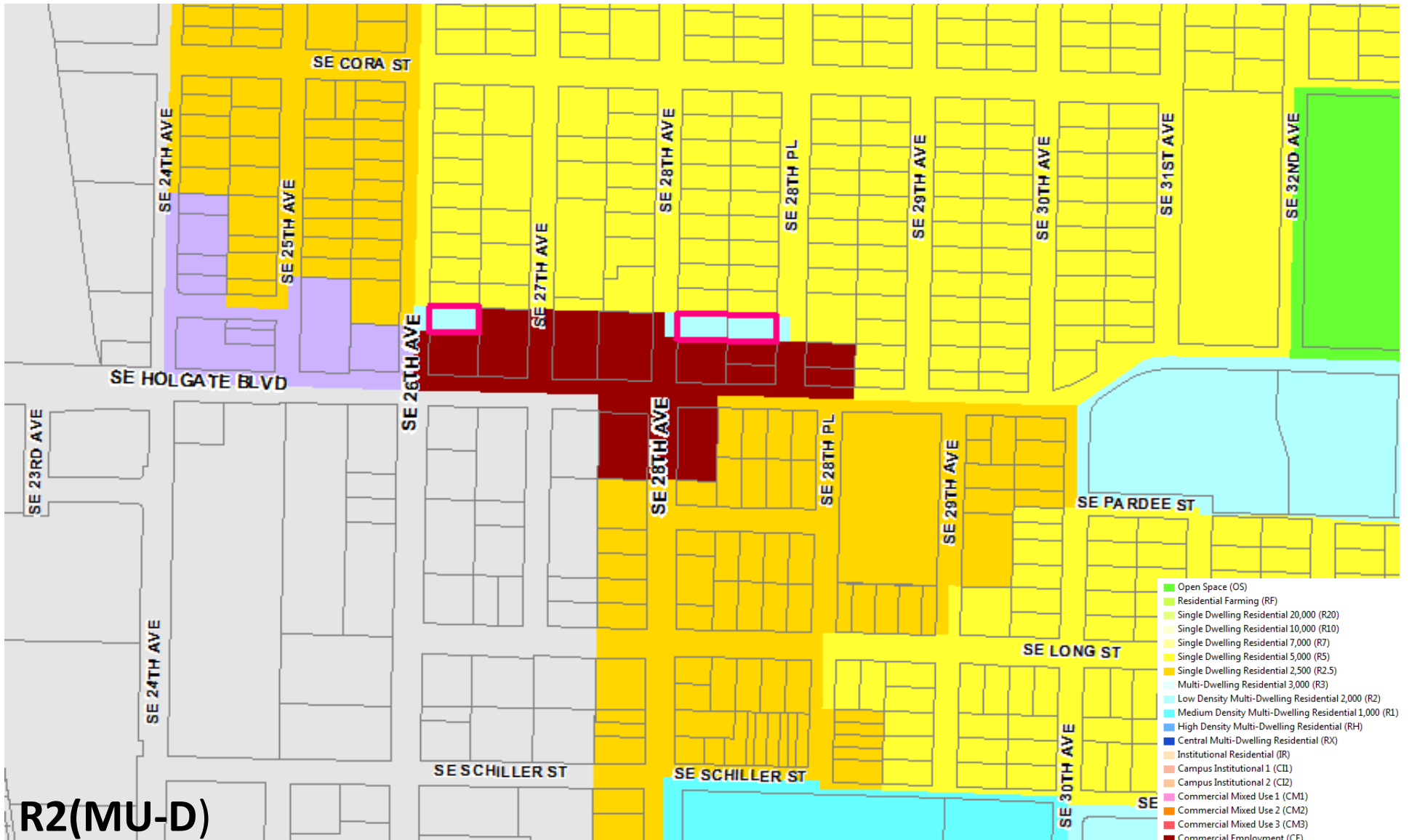
2519 E Burnside



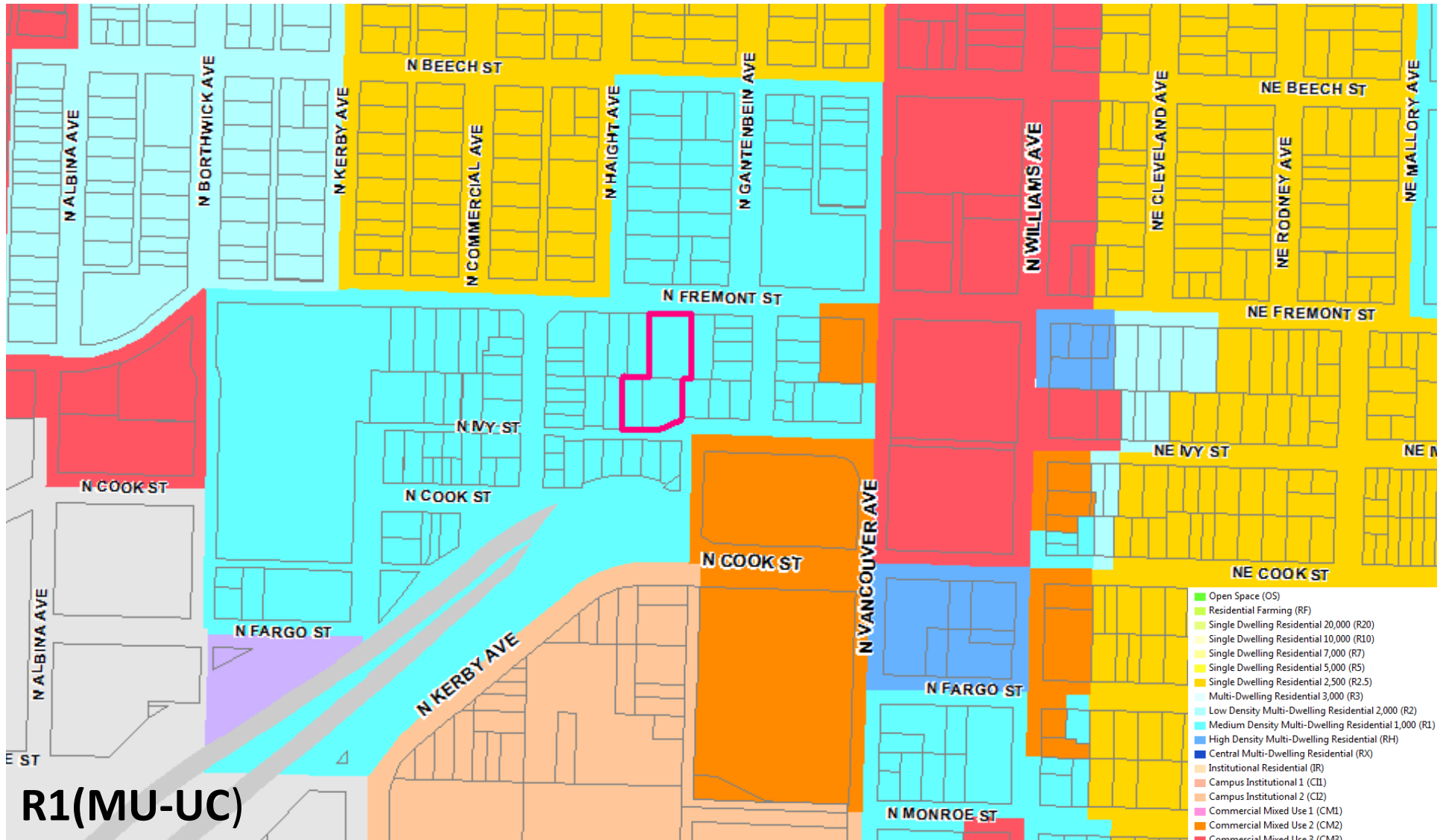
6735 SE 82nd

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Multi-Dwelling Residential 3,000 (R3)
- Low Density Multi-Dwelling Residential 2,000 (R2)
- Medium Density Multi-Dwelling Residential 1,000 (R1)
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- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

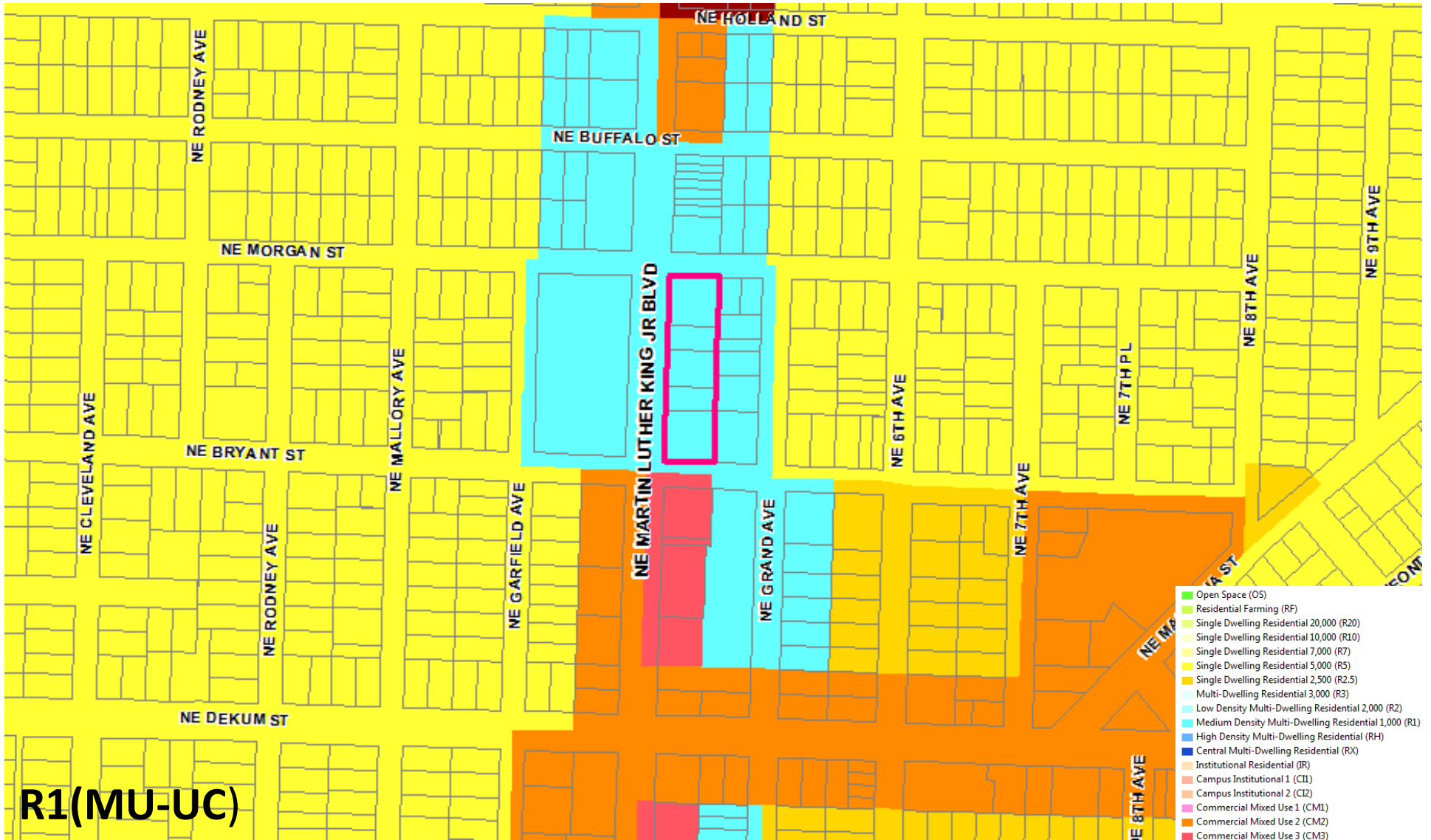
Group A, 2a*: 4434 SE 26th, 4432 SE 28th Ave, 4435 SE 28th Pl.



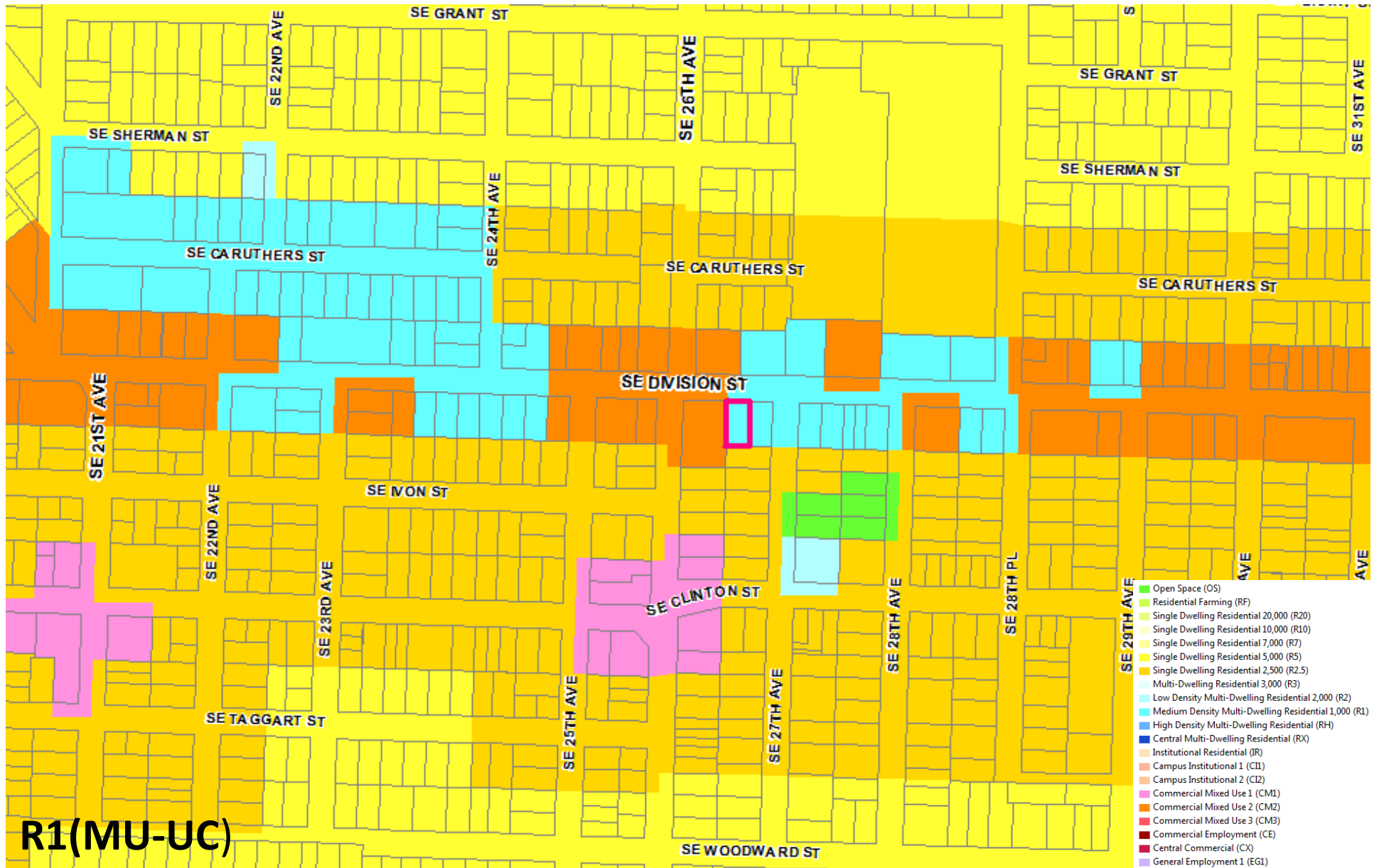
Group A, 2b: 311 N Ivy St. pg 1 of 2



Group A, 2b: 7000, 7036, 7050, 7062 MLK Blvd.-- pg 2 of 2



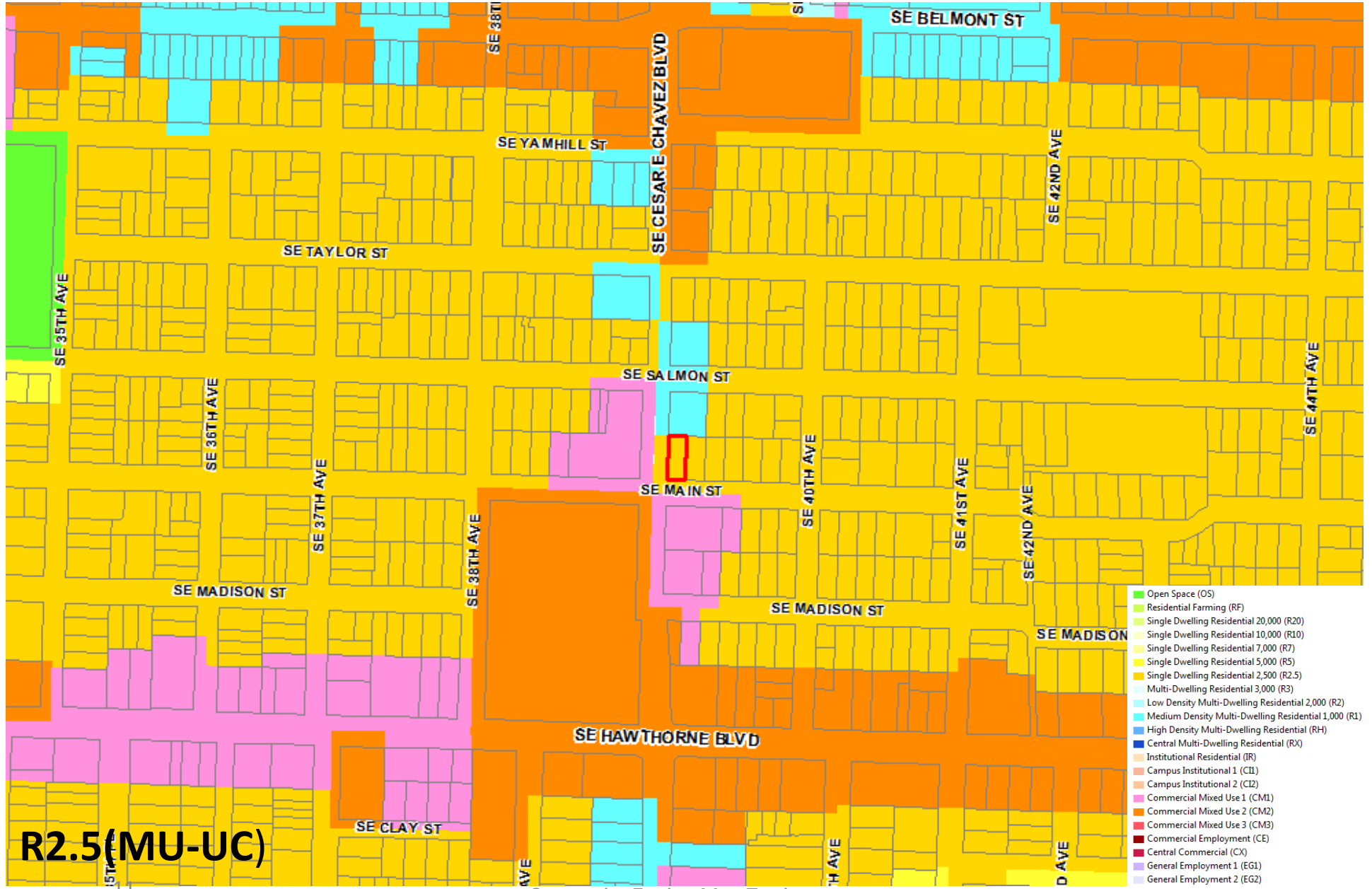
Group A, 2c: 2624 SE Division



R1(MU-UC)

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Multi-Dwelling Residential 3,000 (R3)
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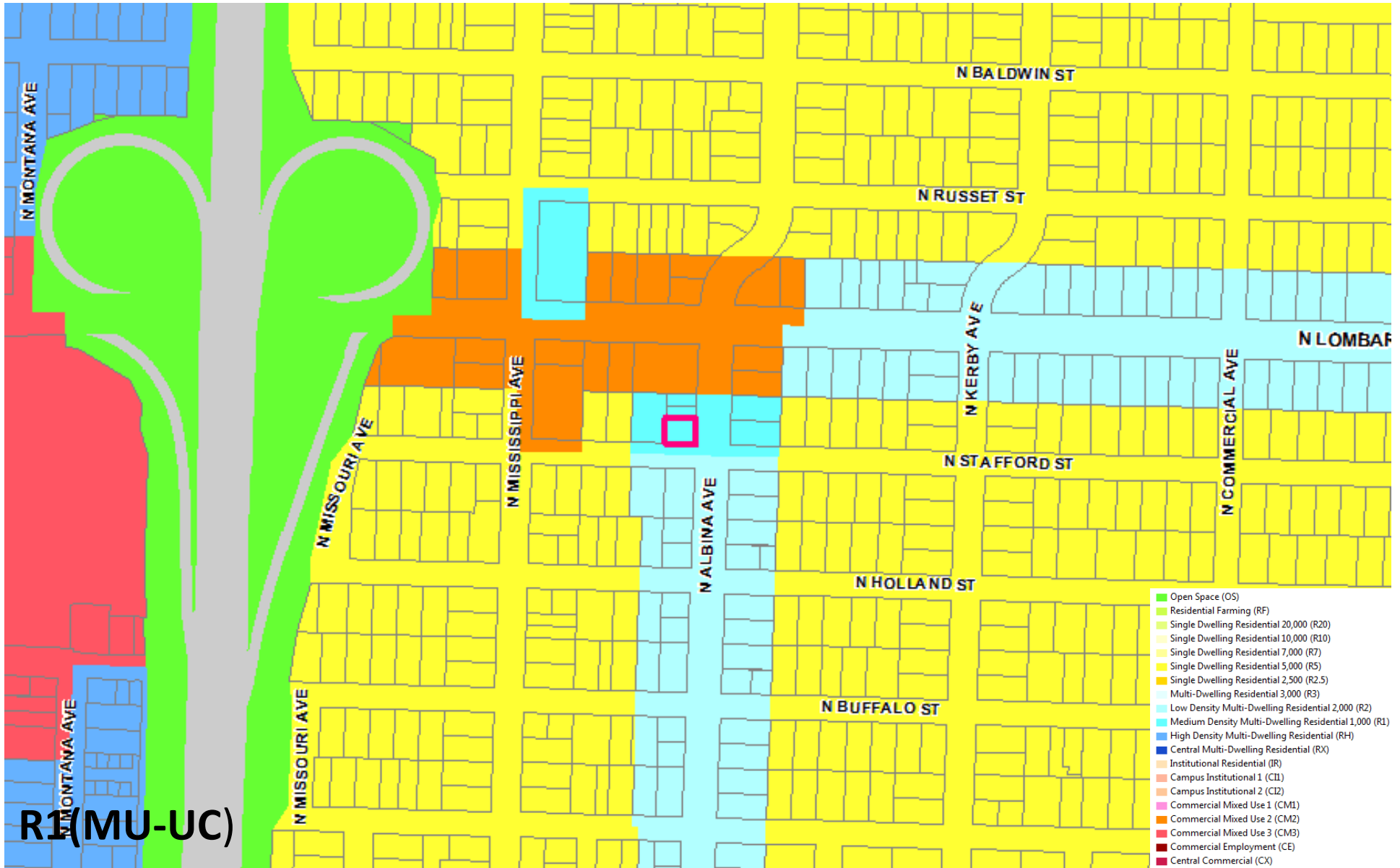
Group A, 2d: 3905 SE Main



- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
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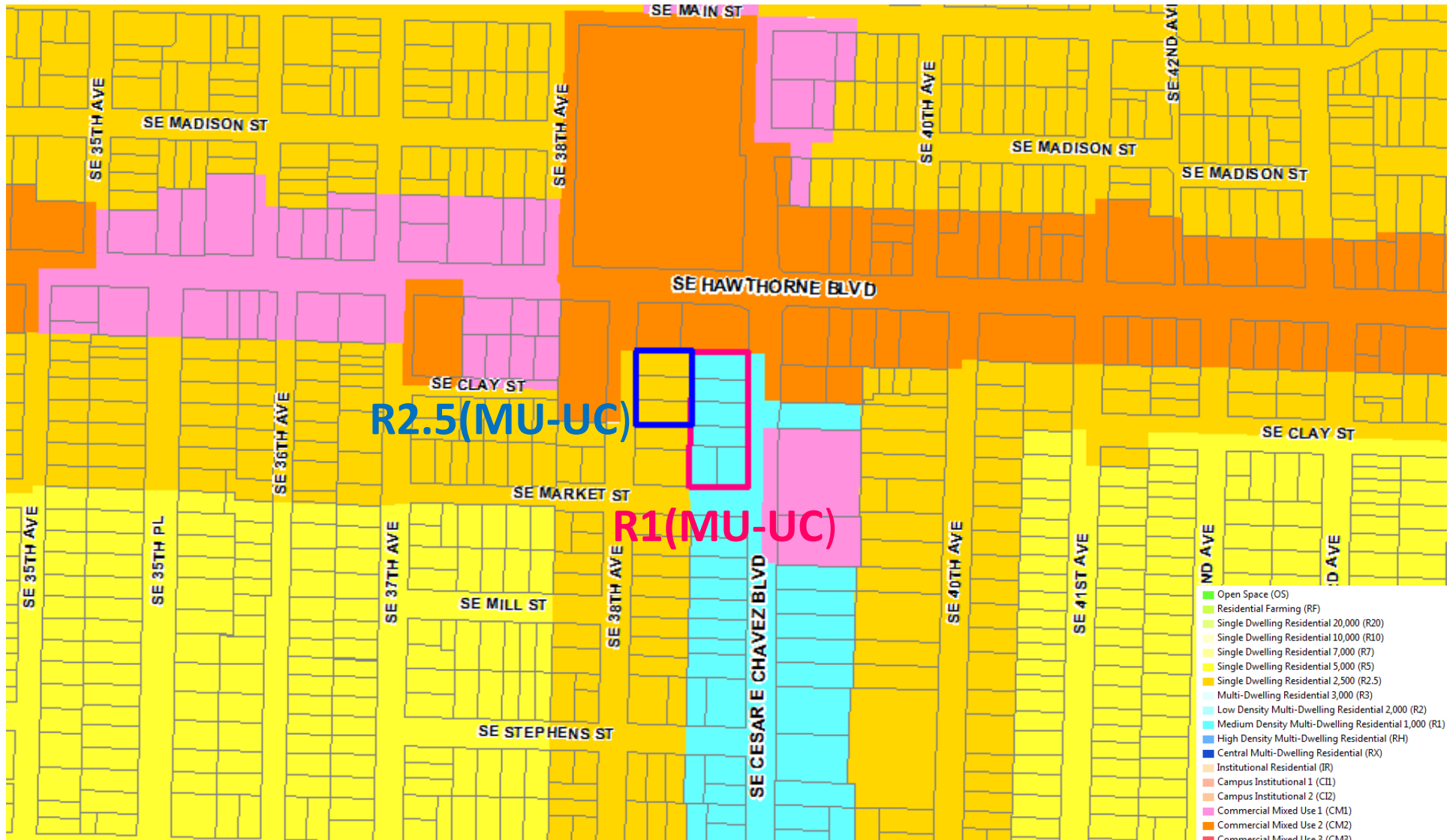
Composite Zoning Map Testimony

Group A, 2e: 7401 N Albina

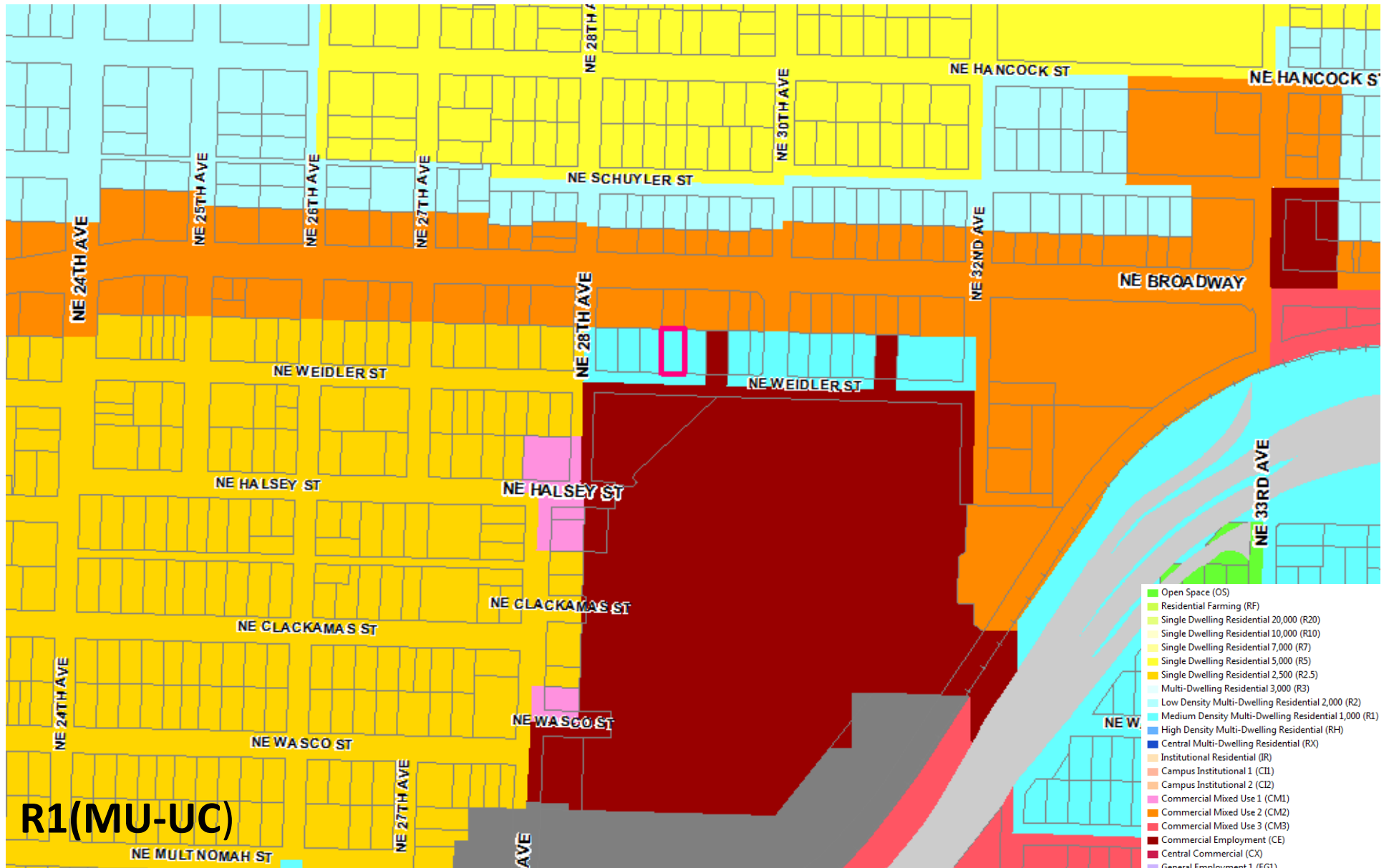


R1(MU-UC)

Group A, 2f: Hawthorne & Chavez and 2g: Hawthorne & 38th

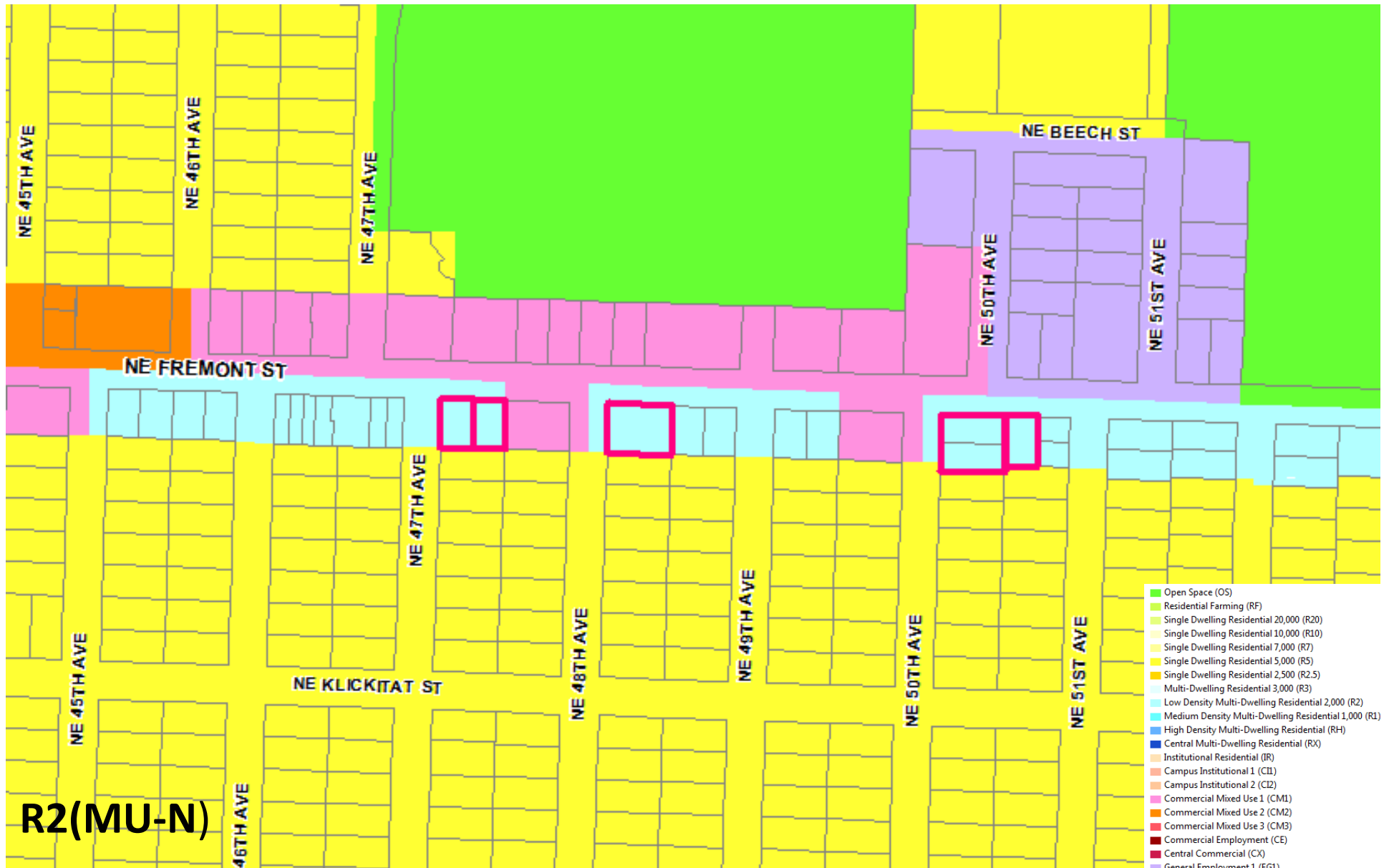


Group A, 2h: 2833 NE Weidler



R1(MU-UC)

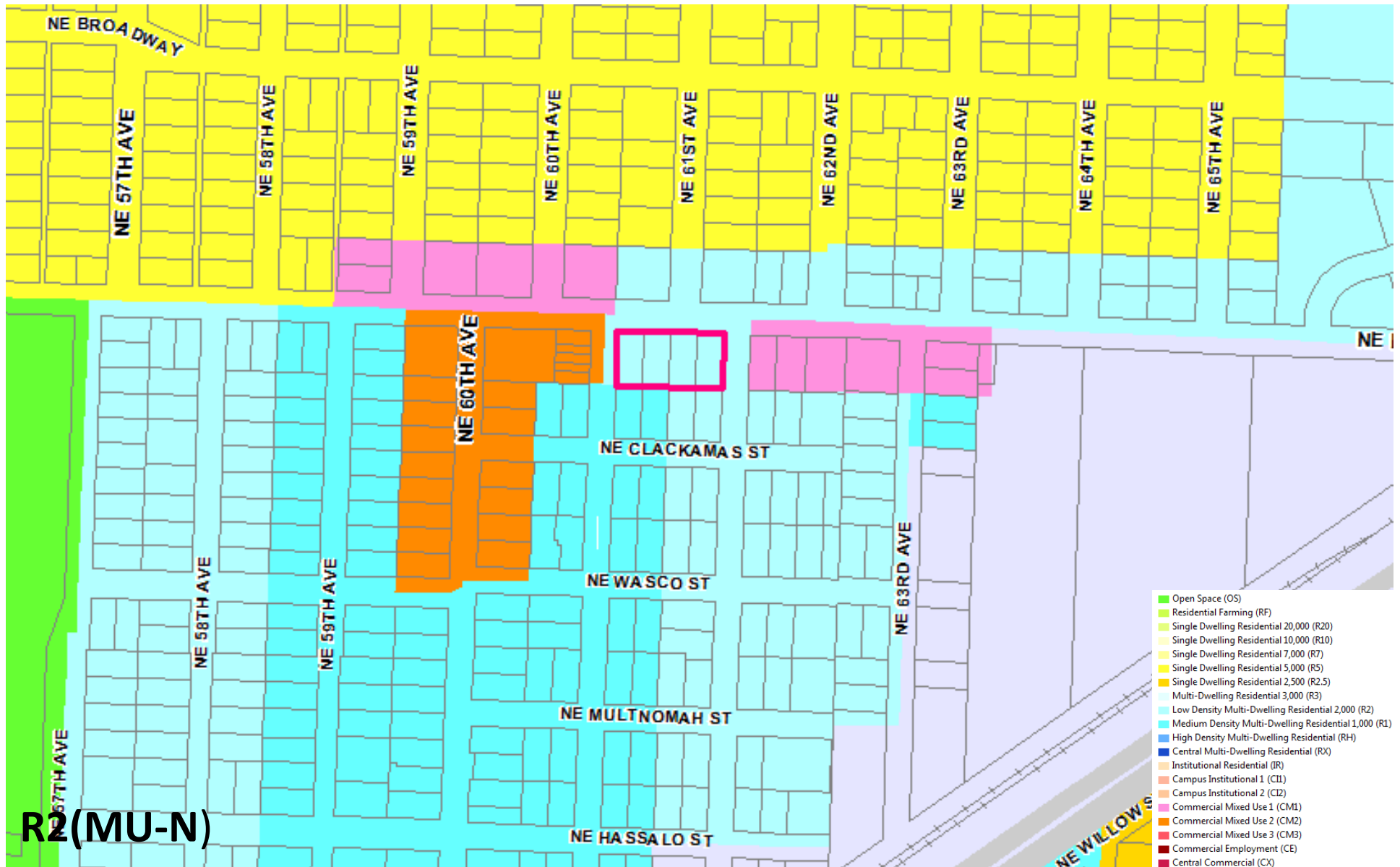
Group A, 2i: 47th -50th & Fremont R2(MU-N)



R2(MU-N)

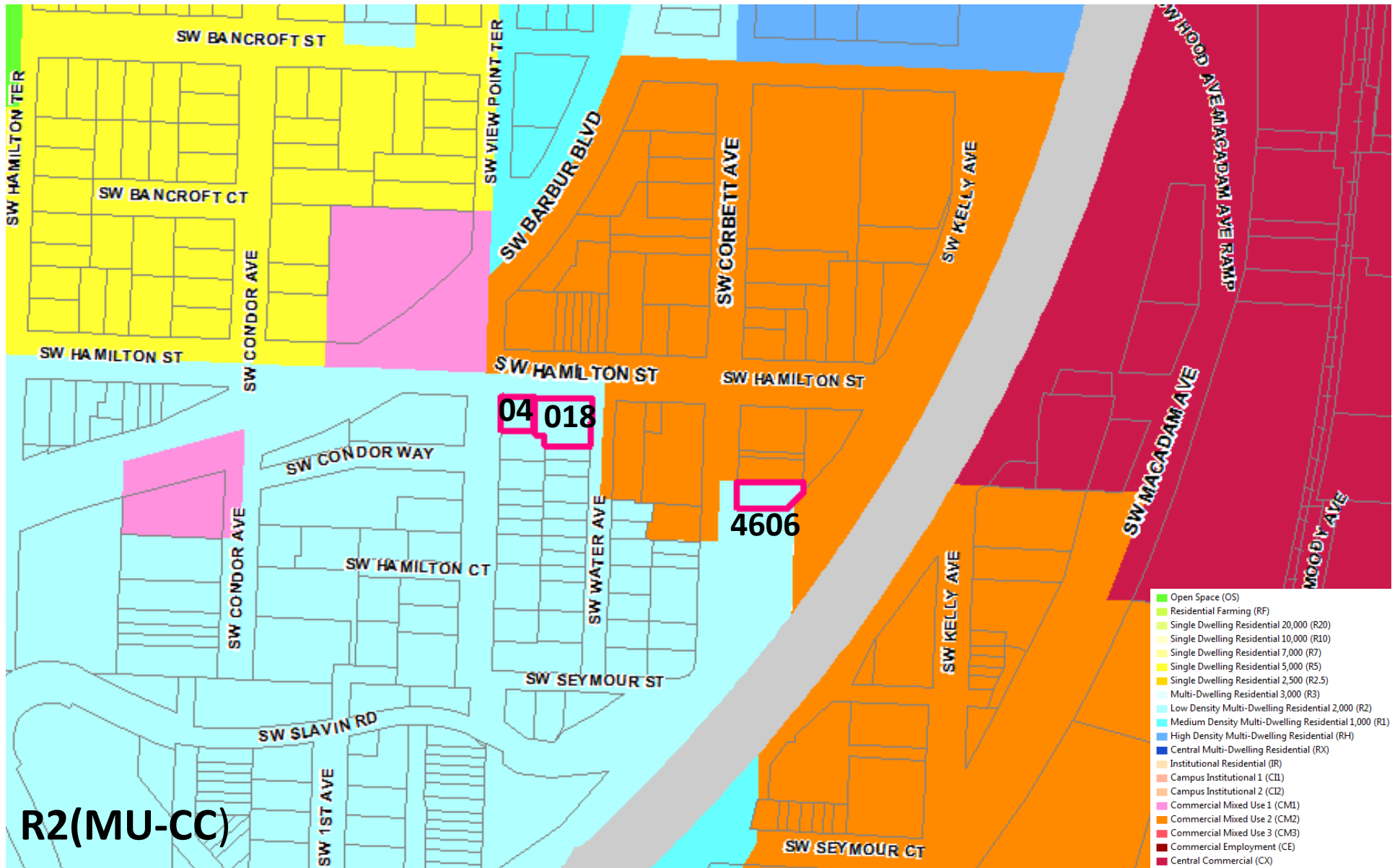
- Open Space (OS)
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- Single Dwelling Residential 20,000 (R20)
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- Heavy Industrial (IH)

Group A, 2j: South side of NE Halsey St b/w 61st & 62nd



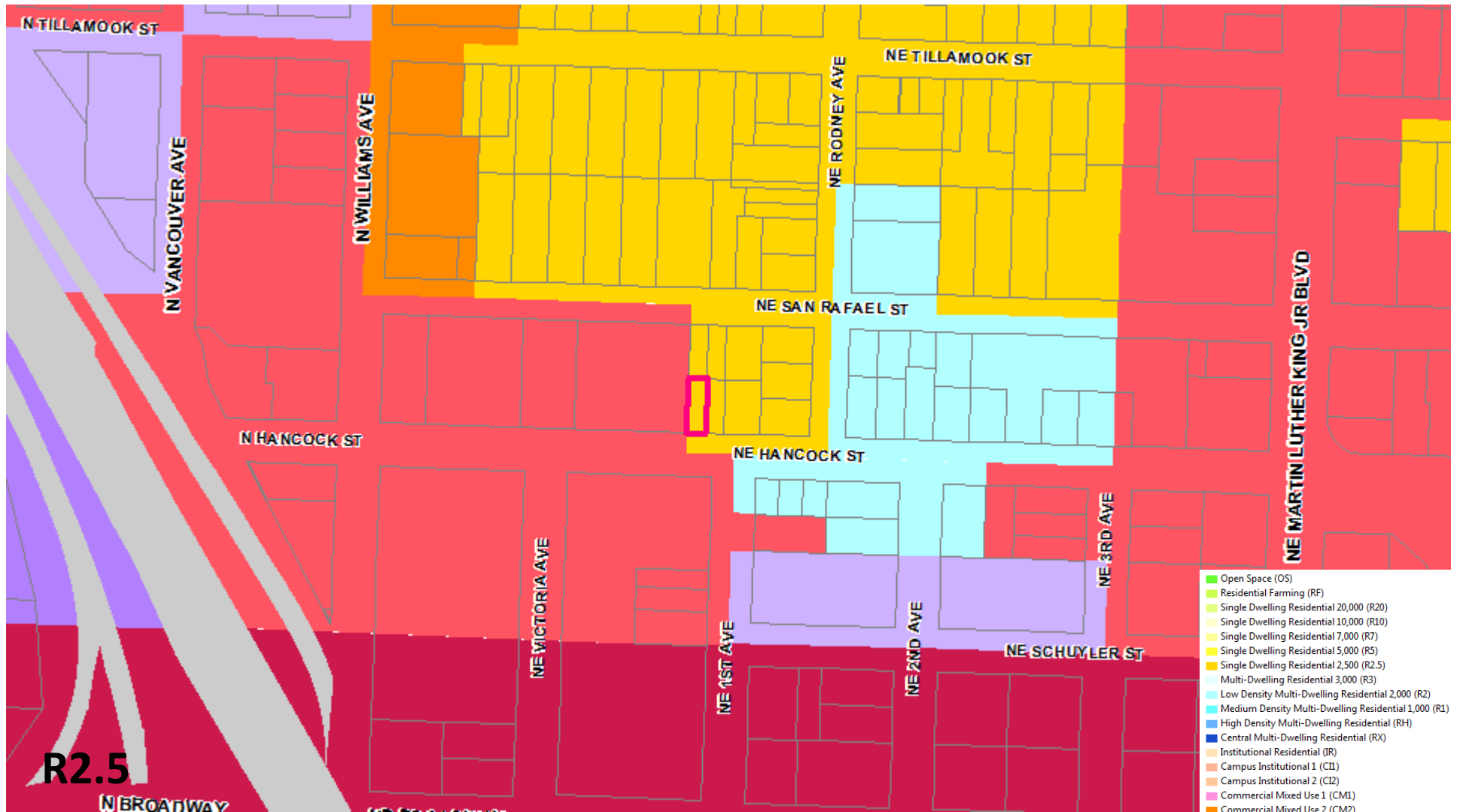
R2 (MU-N)

Group A, 2k: 4606 SW Corbett & 2l: 04 and 018 SW Hamilton



R2(MU-CC)

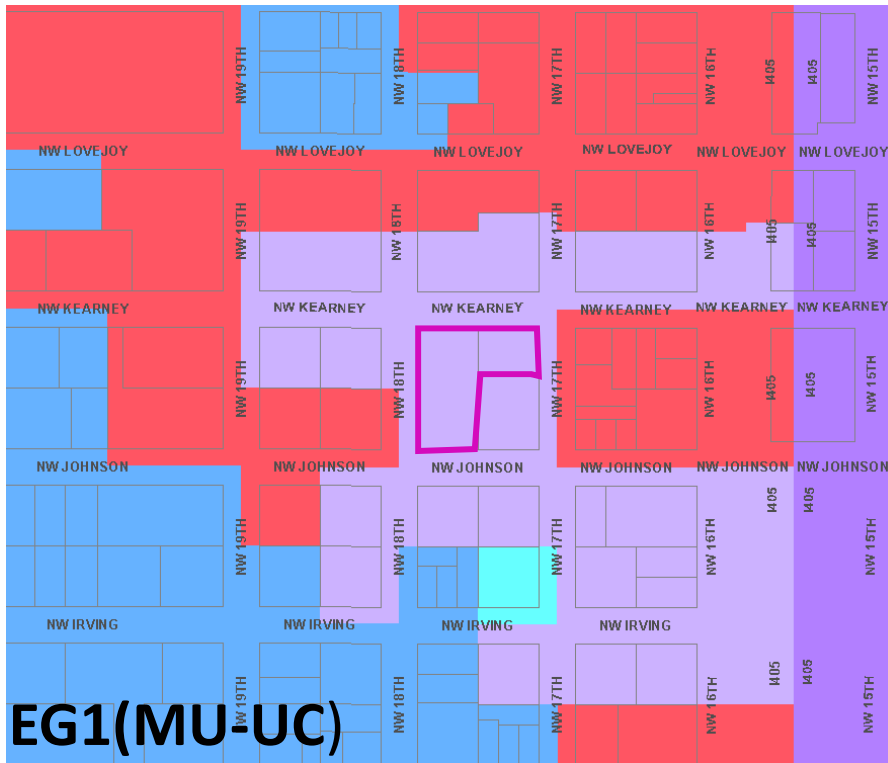
Group A, 3a*: 69 NE Hancock



Group B:

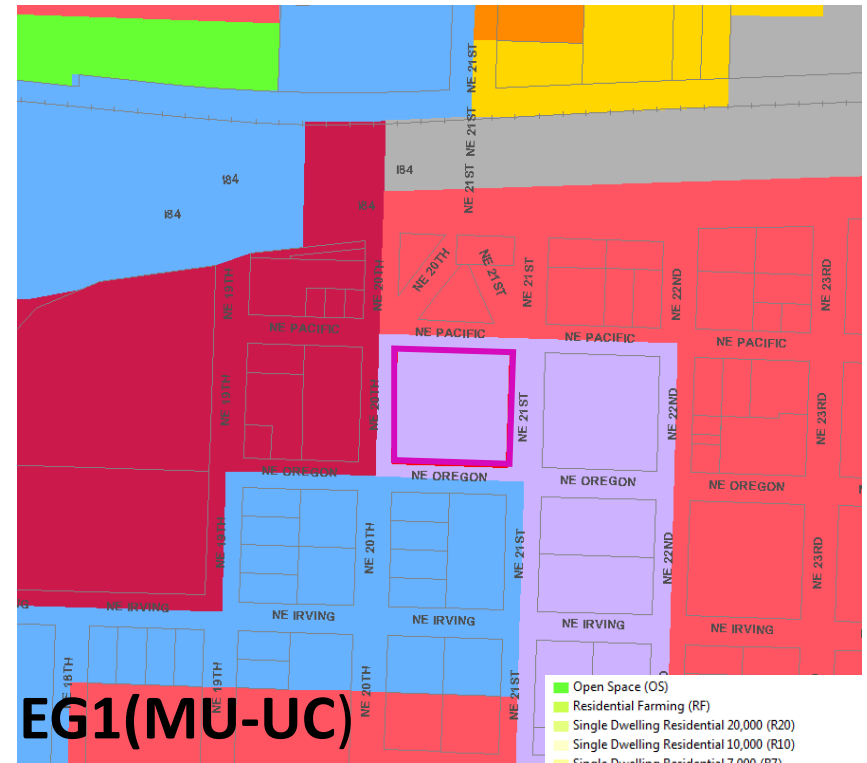
Testimony requesting a
change to an Employment,
Industrial or Campus Zone

Group B, 1a*: 820-830 NW 18th Ave; 801 NE 21st Ave (Sunshine Dairy)



EG1(MU-UC)

820-830 NW 18th Ave

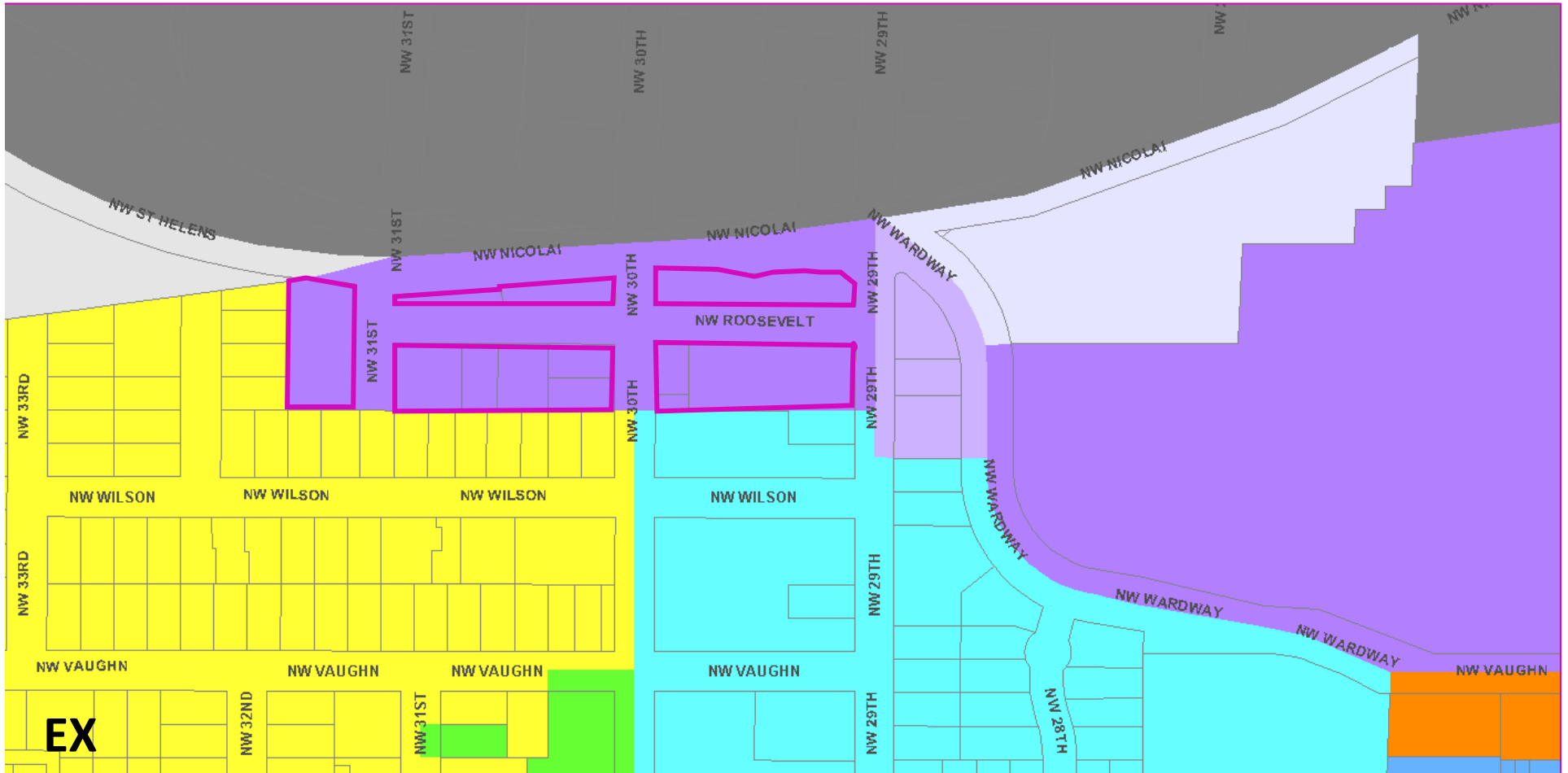


EG1(MU-UC)

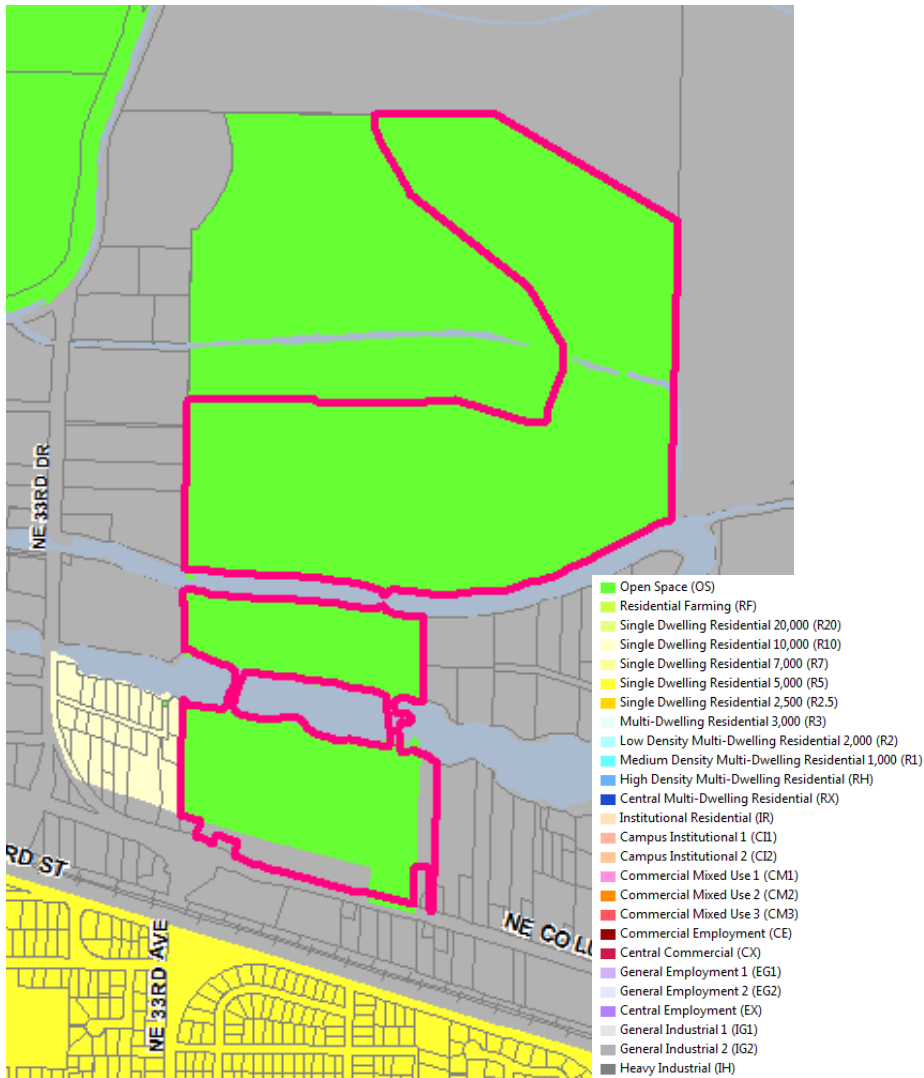
801 NE 21st Ave

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
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- Heavy Industrial (IH)

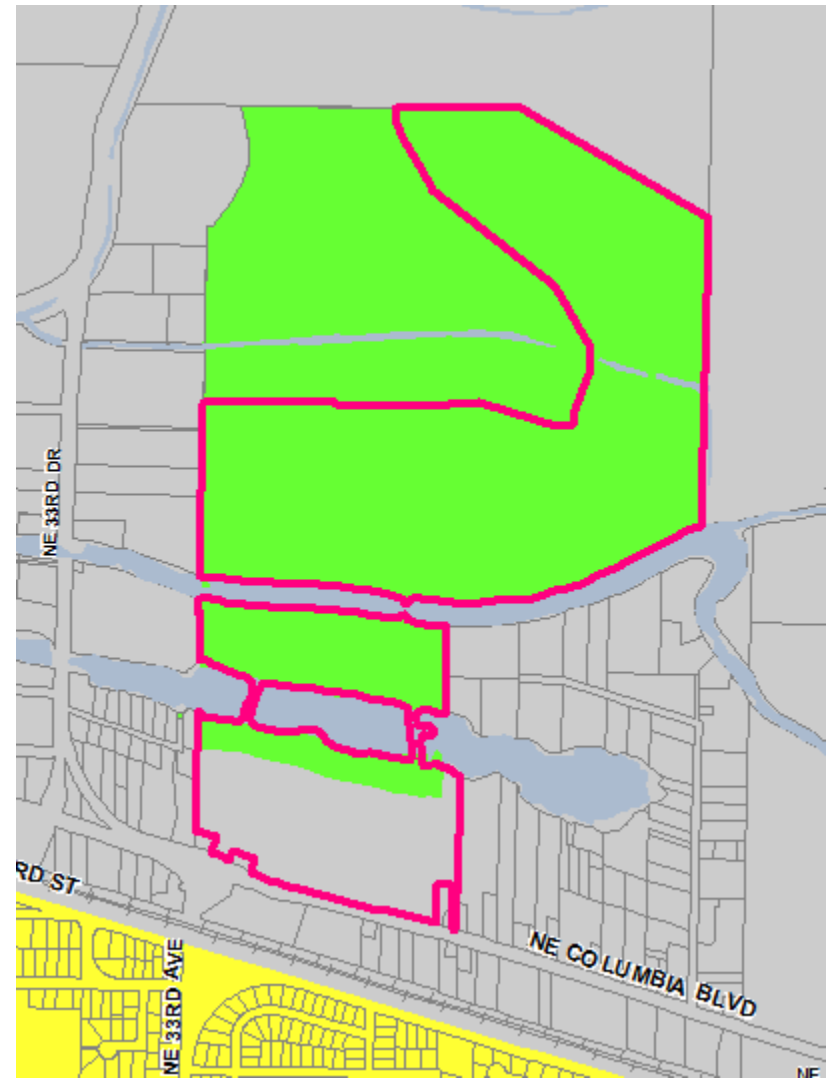
Group B, 2a*: NW 29th & Roosevelt



Group B, 2b*: Broadmoor Golf Course

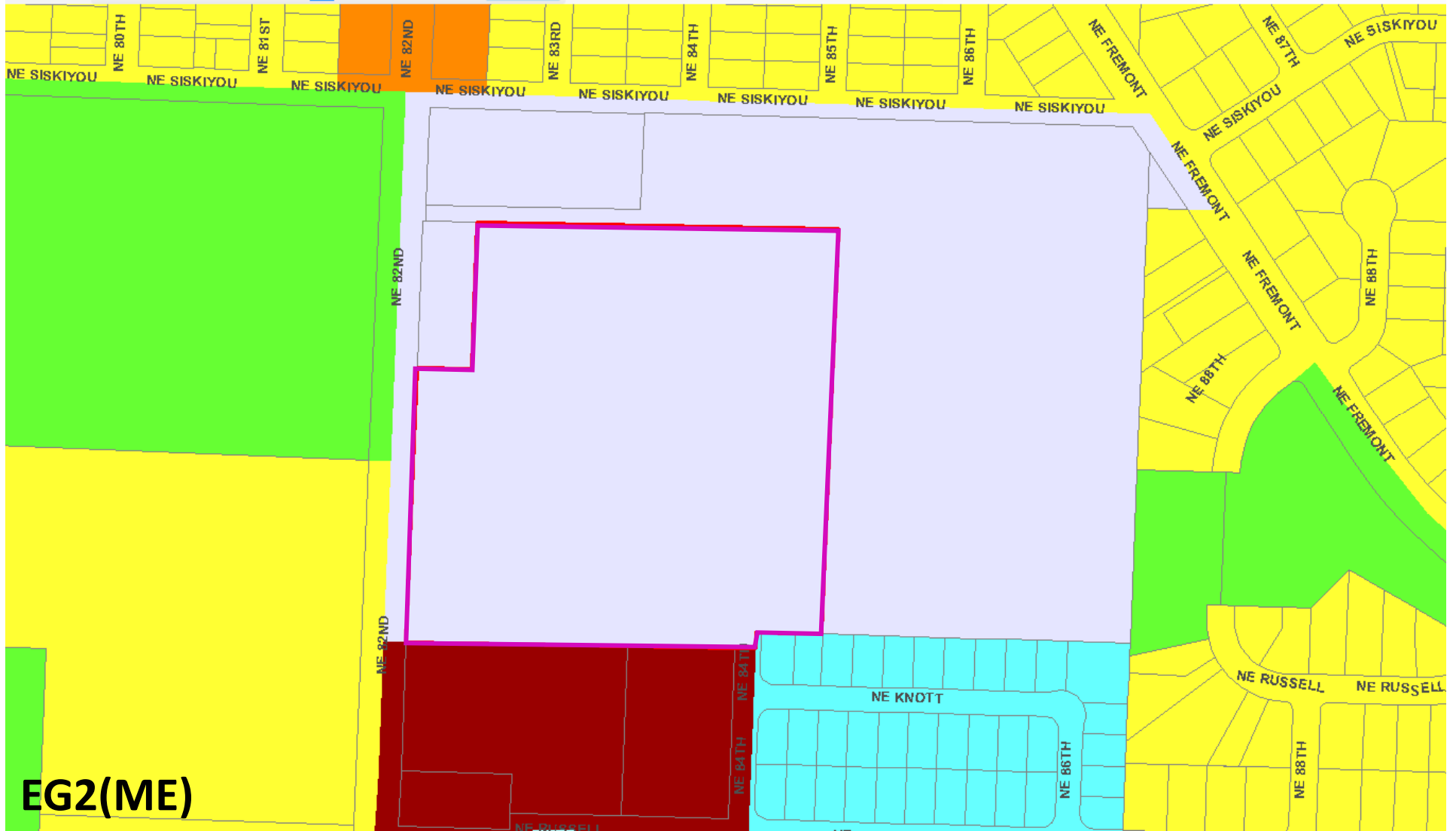


Composite Map Zoning

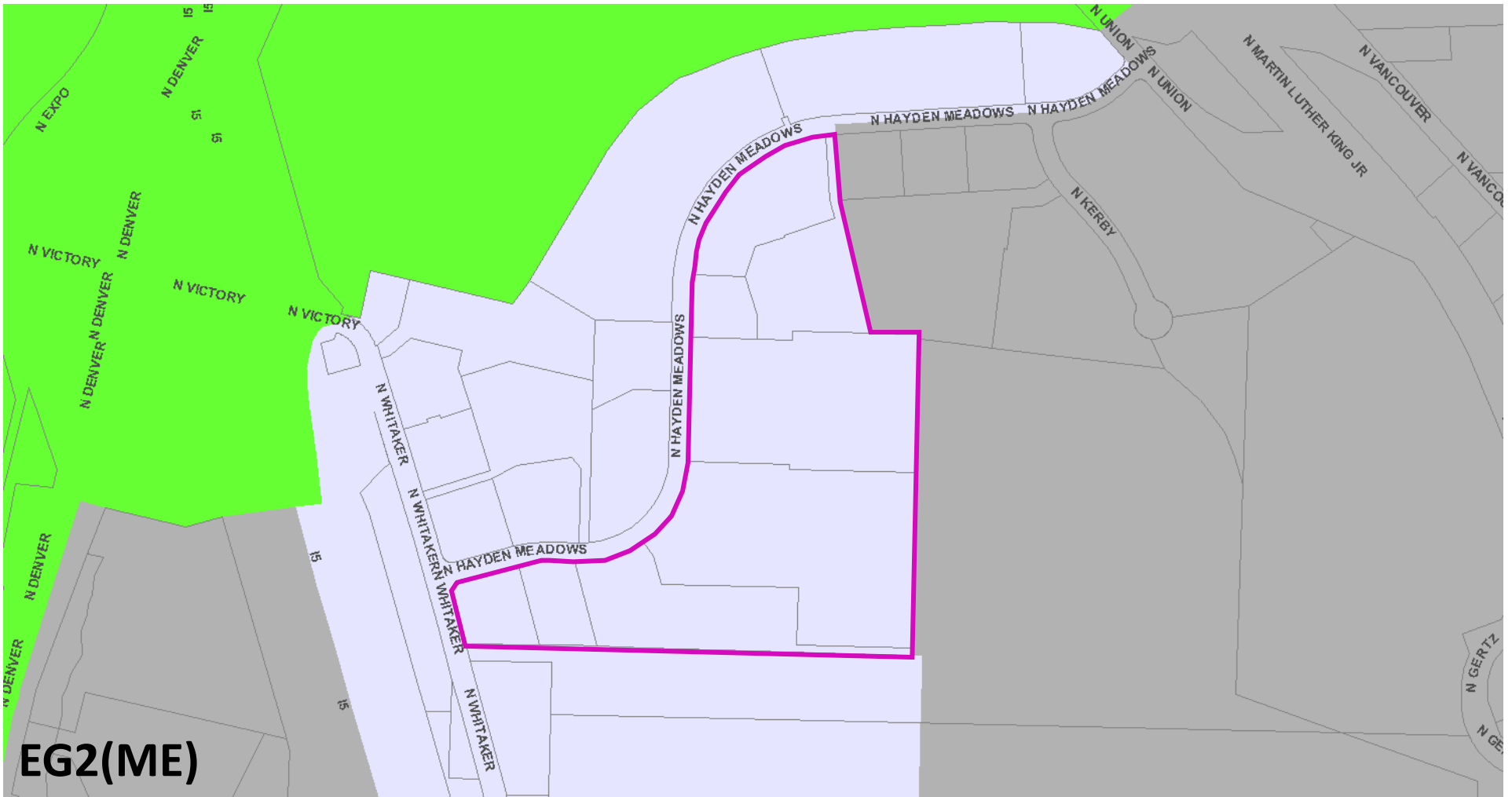


Adopted Comprehensive Plan Map

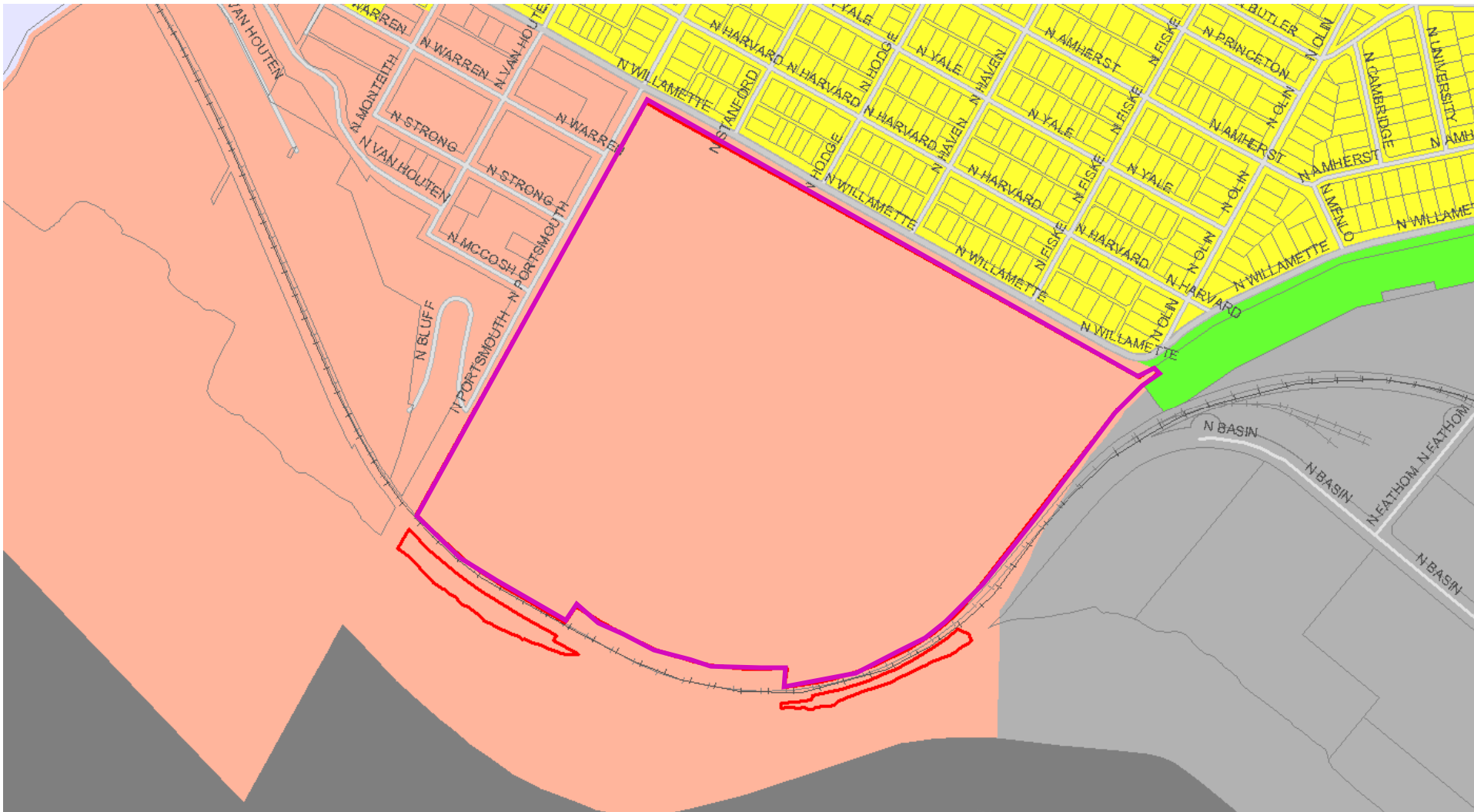
Group B, 3a*: 2800 NE 82nd Ave



Group B, 3b*: Hayden Meadows Shopping Center

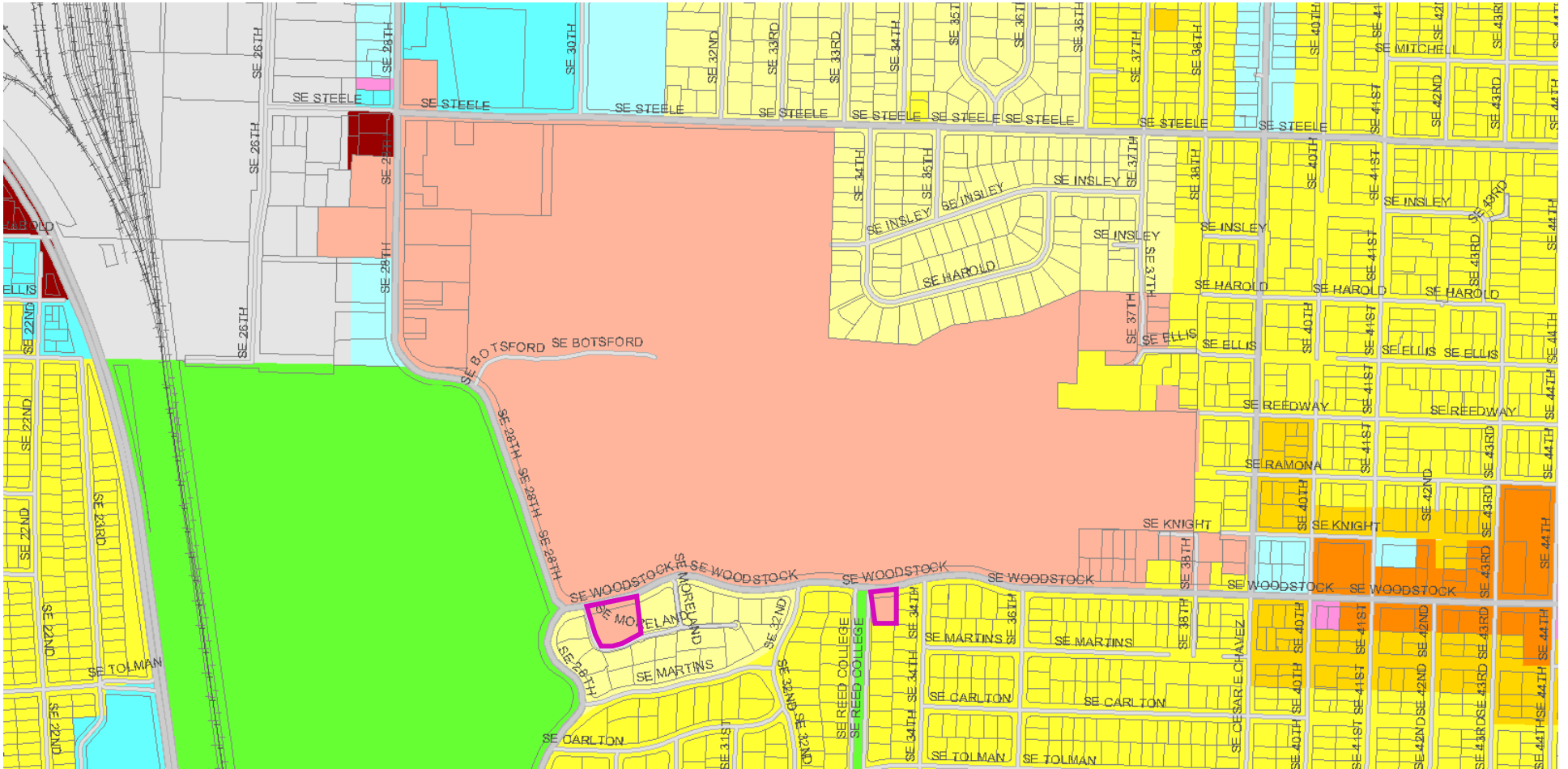


Group B, 4a: University of Portland



CI1(IC)

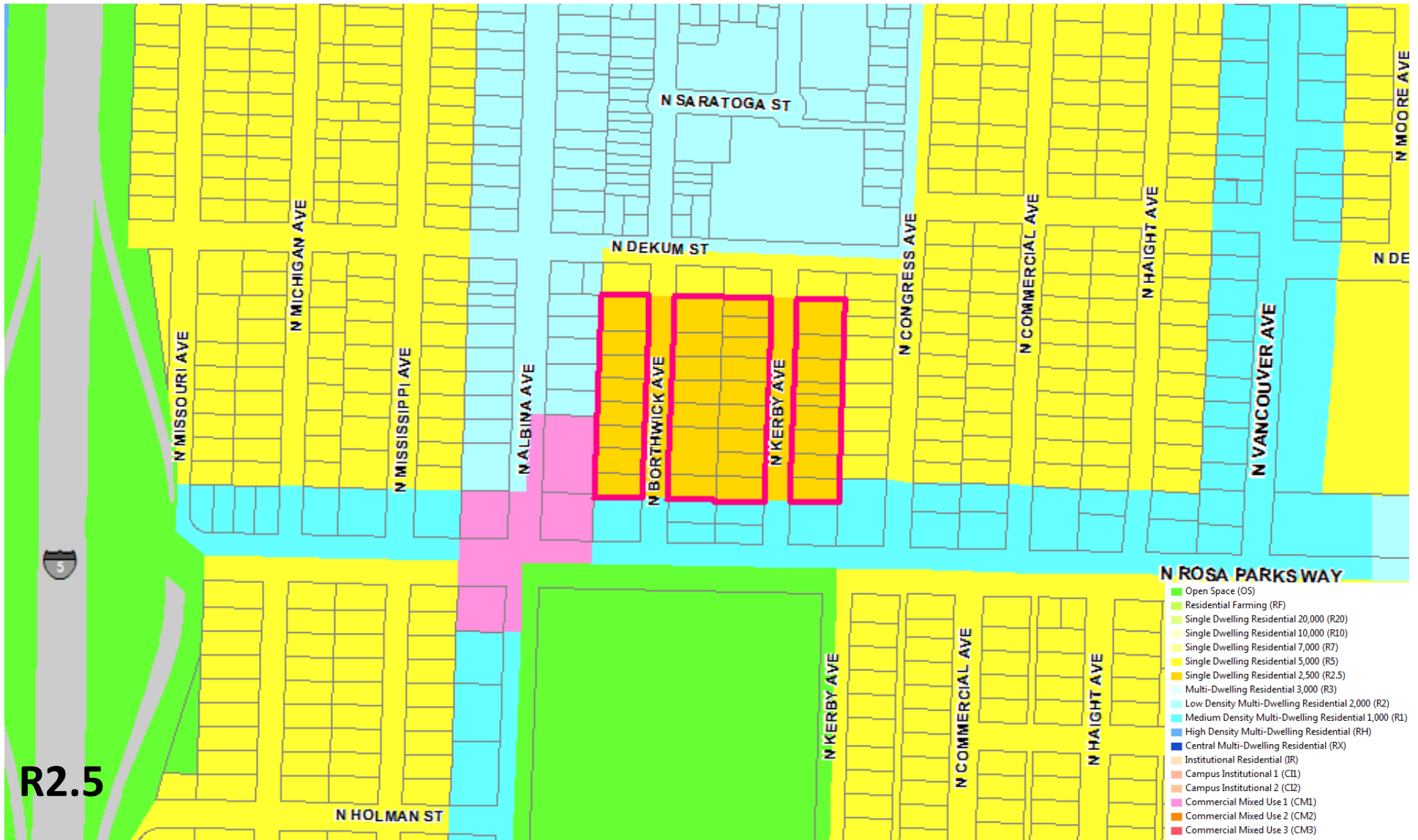
Group B, 4b: Reed College properties south of SE Woodstock



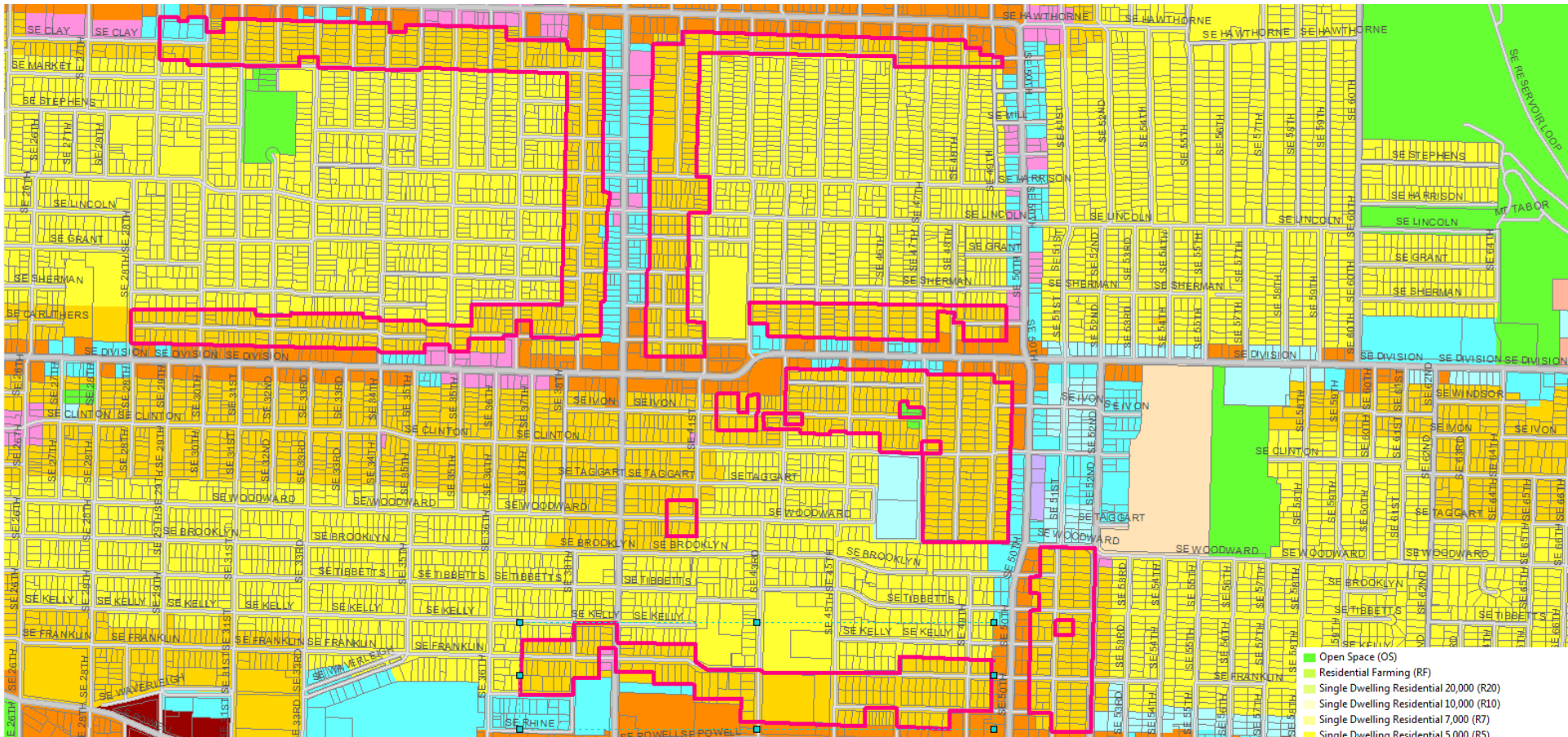
CI1(IC)

Group C: Residential Zoning Map Changes

Group C, 1a: Piedmont Zoning Review Area



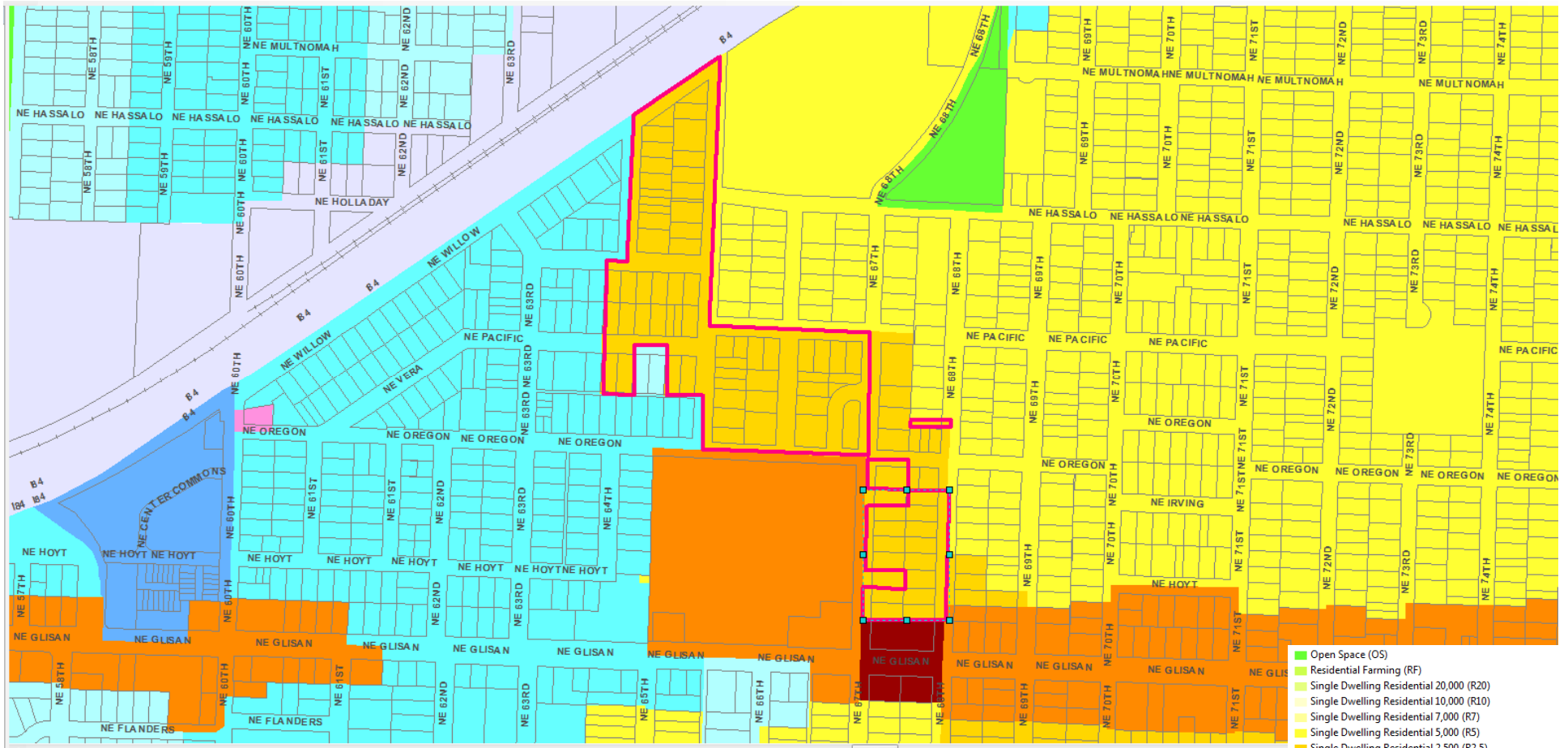
Group C, 1b: Richmond Zoning Review Area



- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
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- Single Dwelling Residential 7,000 (R7)
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R2.5

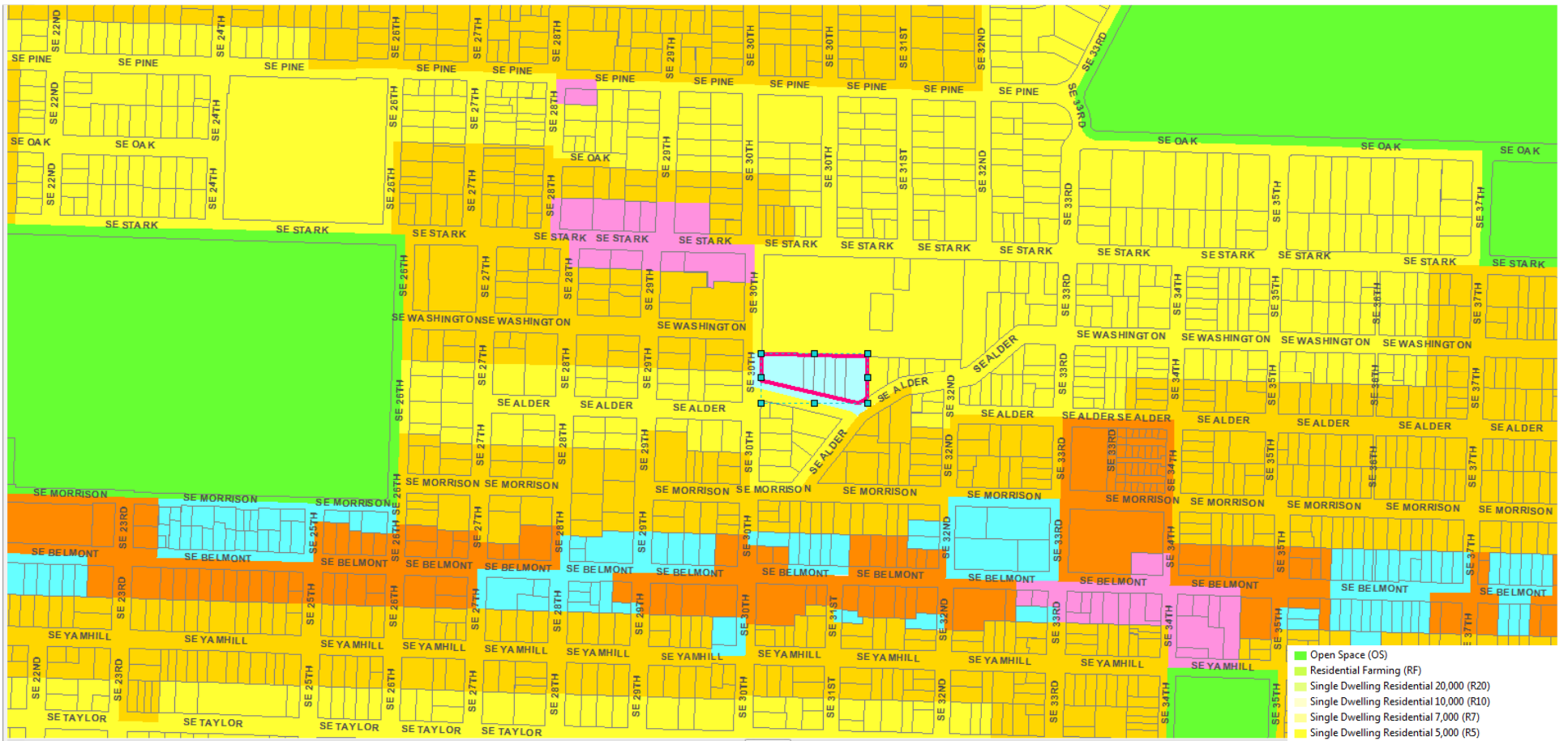
Group C, 1c*: North Tabor Zoning Review Area R5(R2.5)



R2.5

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
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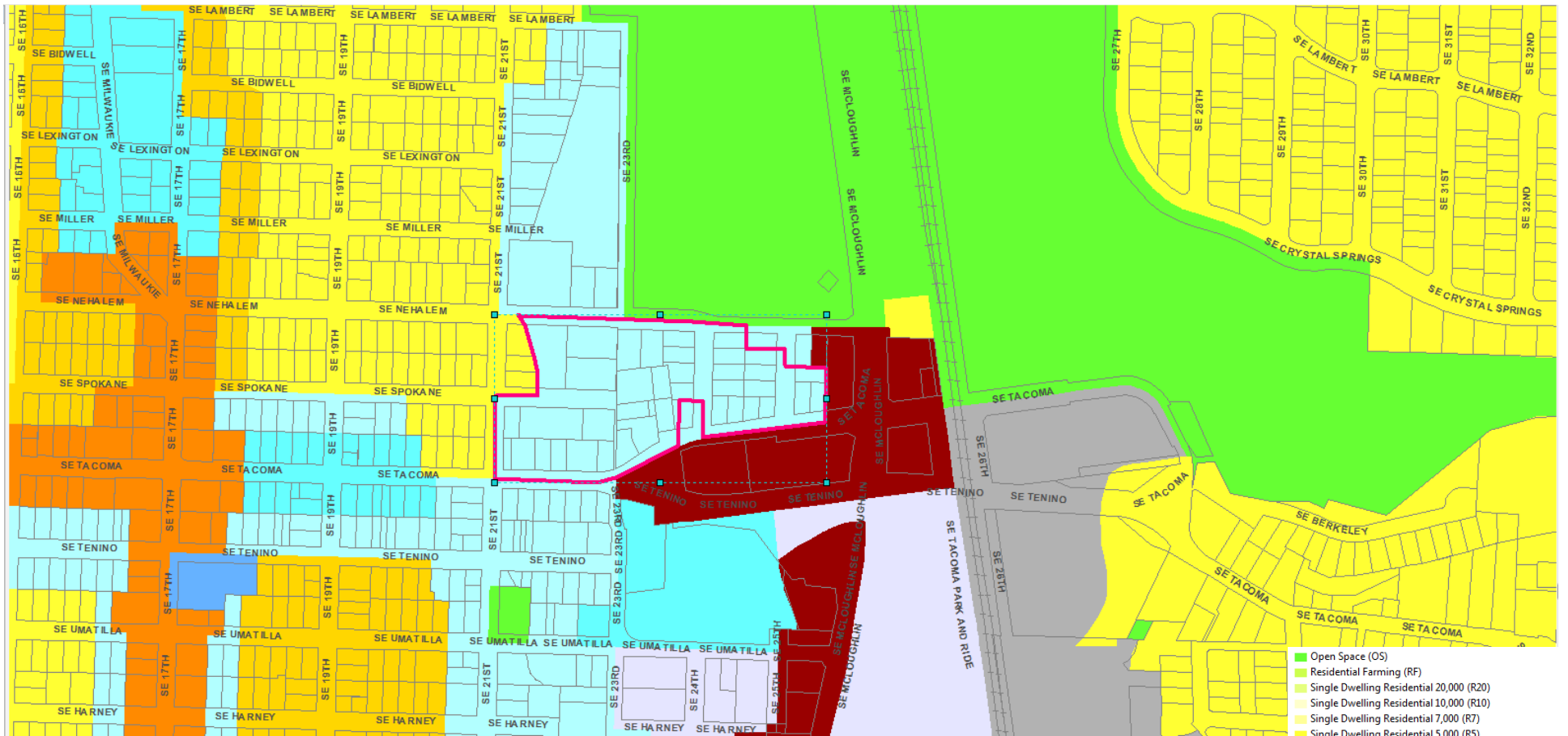
Group C, 2a*: 3120 SE Stark, and 3027, 3033, 3039, 3051, 3059 SE Alder



- Open Space (OS)
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- Single Dwelling Residential 20,000 (R20)
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- Heavy Industrial (IH)

R2

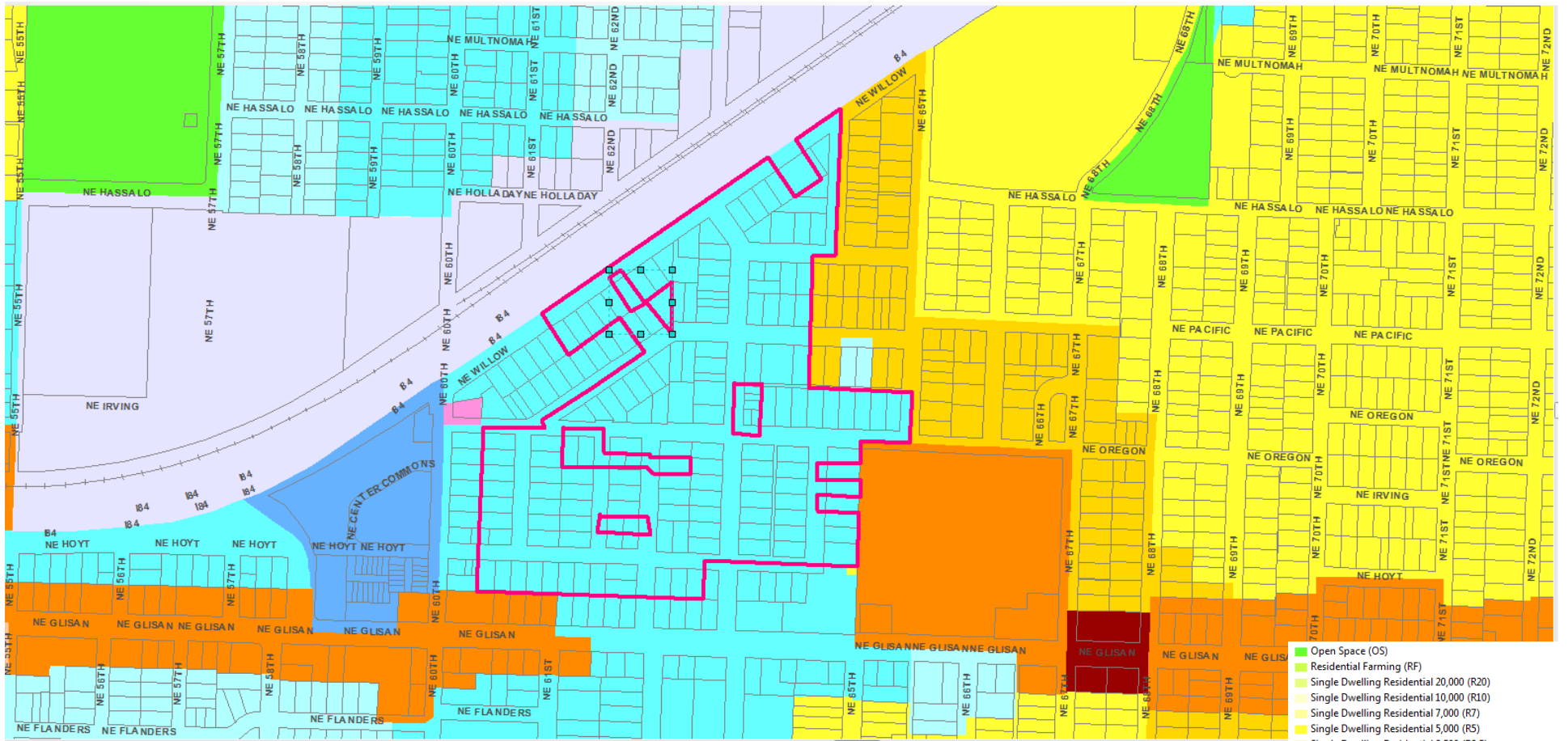
Group C, 2b: Sellwood-Moreland, north of Tacoma, east of 21st



R2

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
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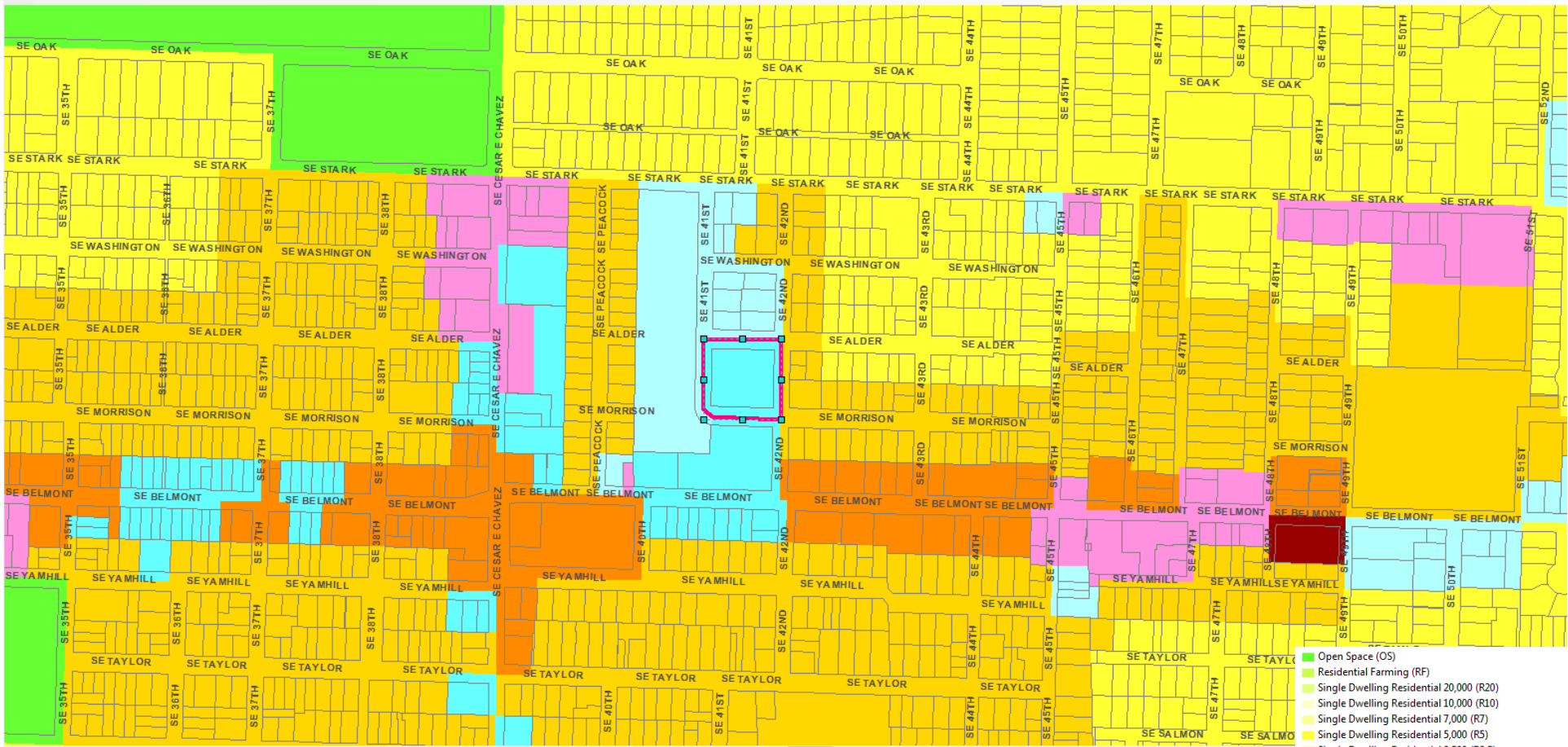
Group C, 3a*: North Tabor Zoning Review Area R5(R1)



R1

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
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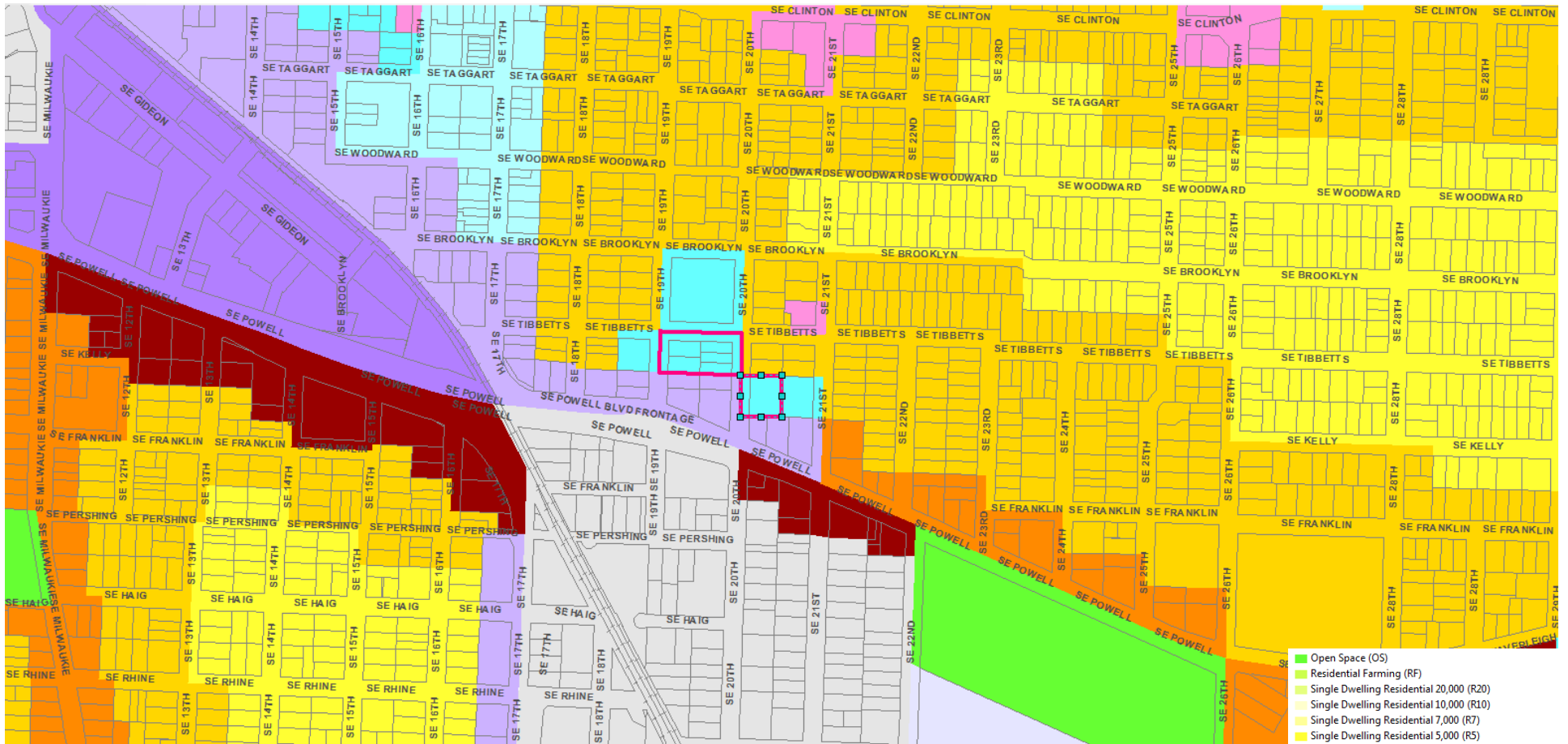
Group C, 4a*: 4109-4119 SE Morrison



R1

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
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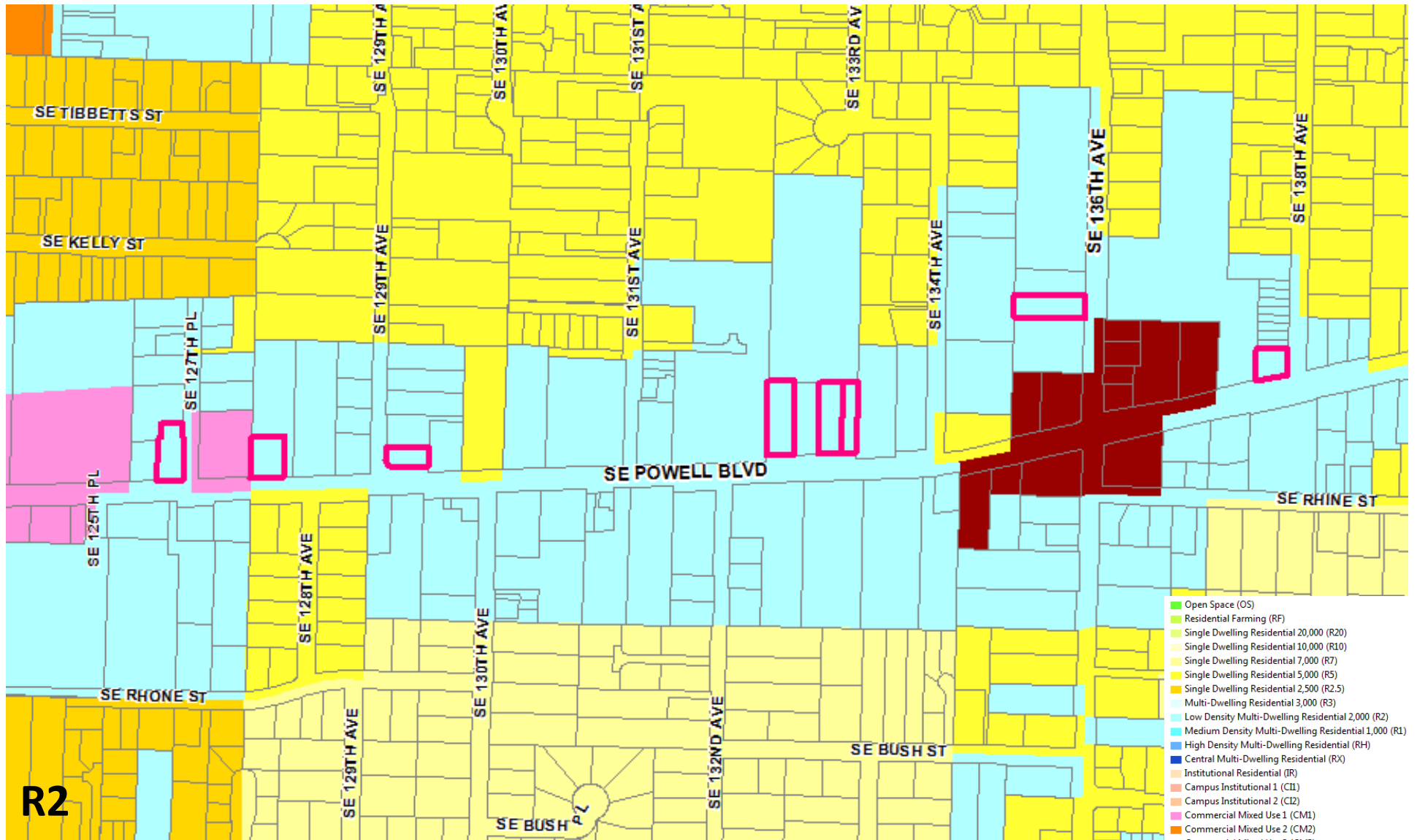
Group C, 4b: Hosford-Abernethy Zoning Review Area



R1

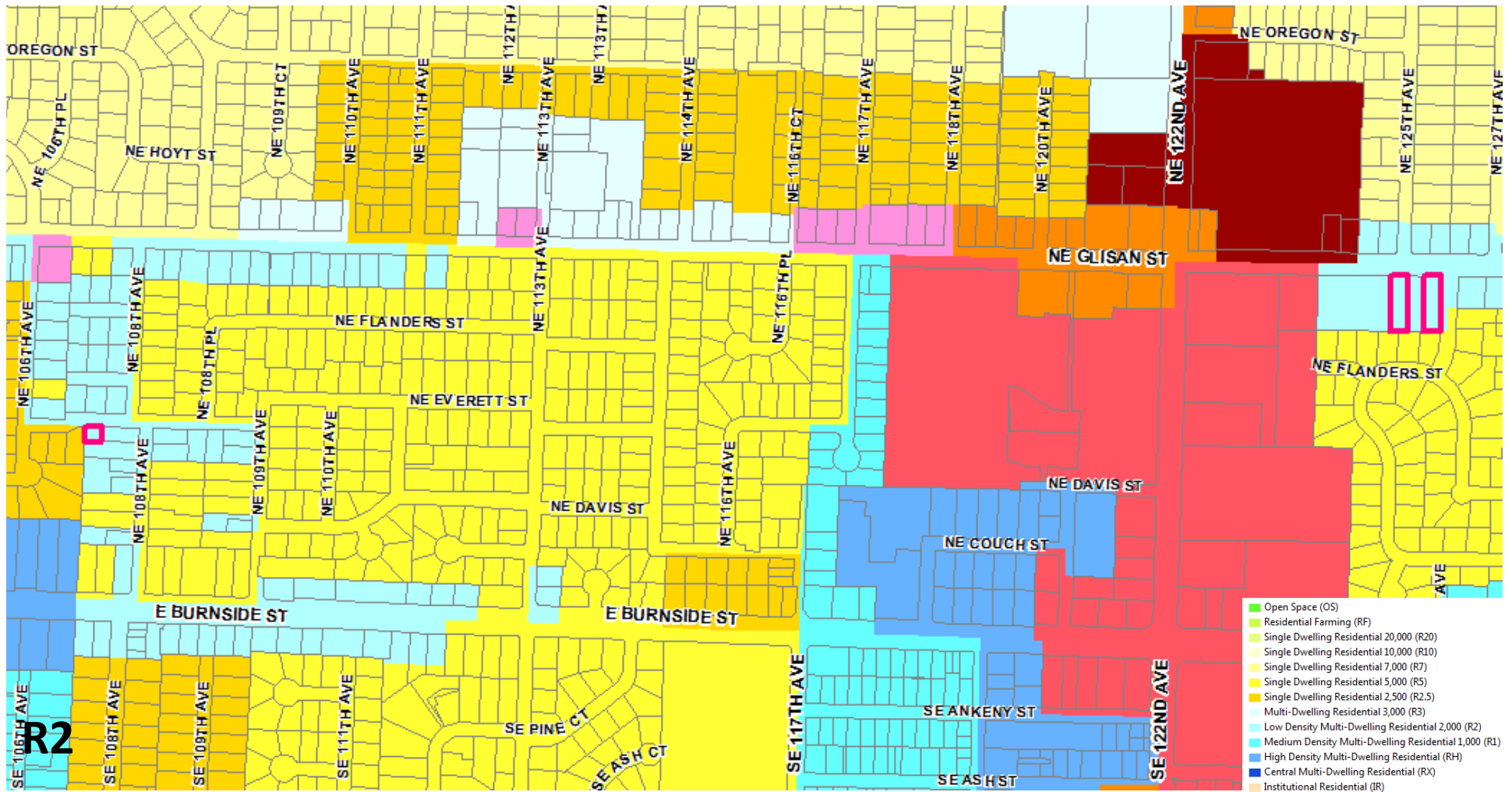
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- Central Employment (EX)
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- General Industrial 2 (IG2)
- Heavy Industrial (IH)

Group C, 5a*: David Douglas School District Downzones (along SE Powell)—pg 1 of 2



These properties were proposed for R5 in the Res/OS Proposed Draft, and back to existing R2 in Composite Zoning Draft

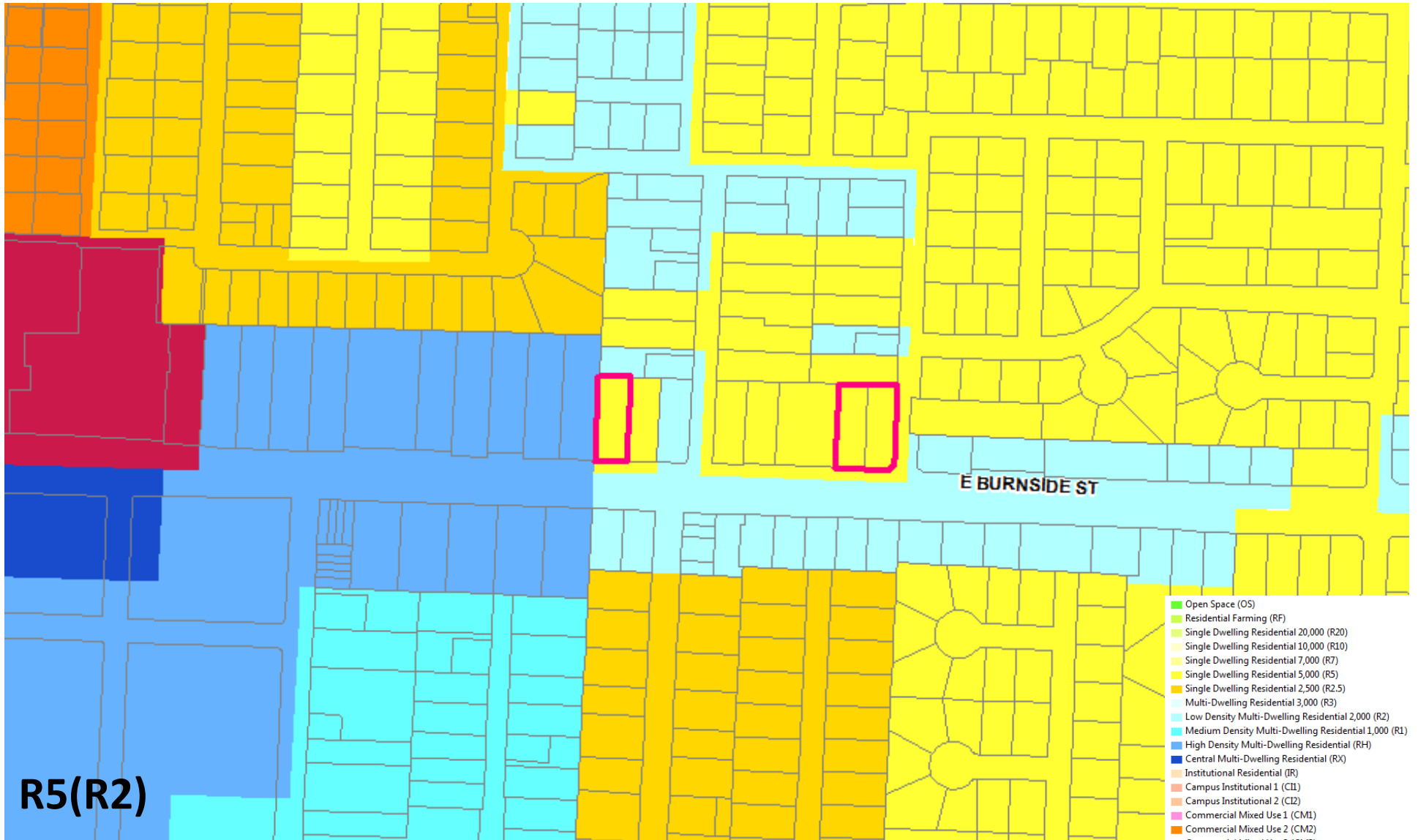
Group C, 5a*: David Douglas School District Downzones (near NE Glisan)—pg 2 of 2



These properties were proposed for R5 in the Res/OS Proposed Draft, and back to existing R2 in Composite Zoning Draft

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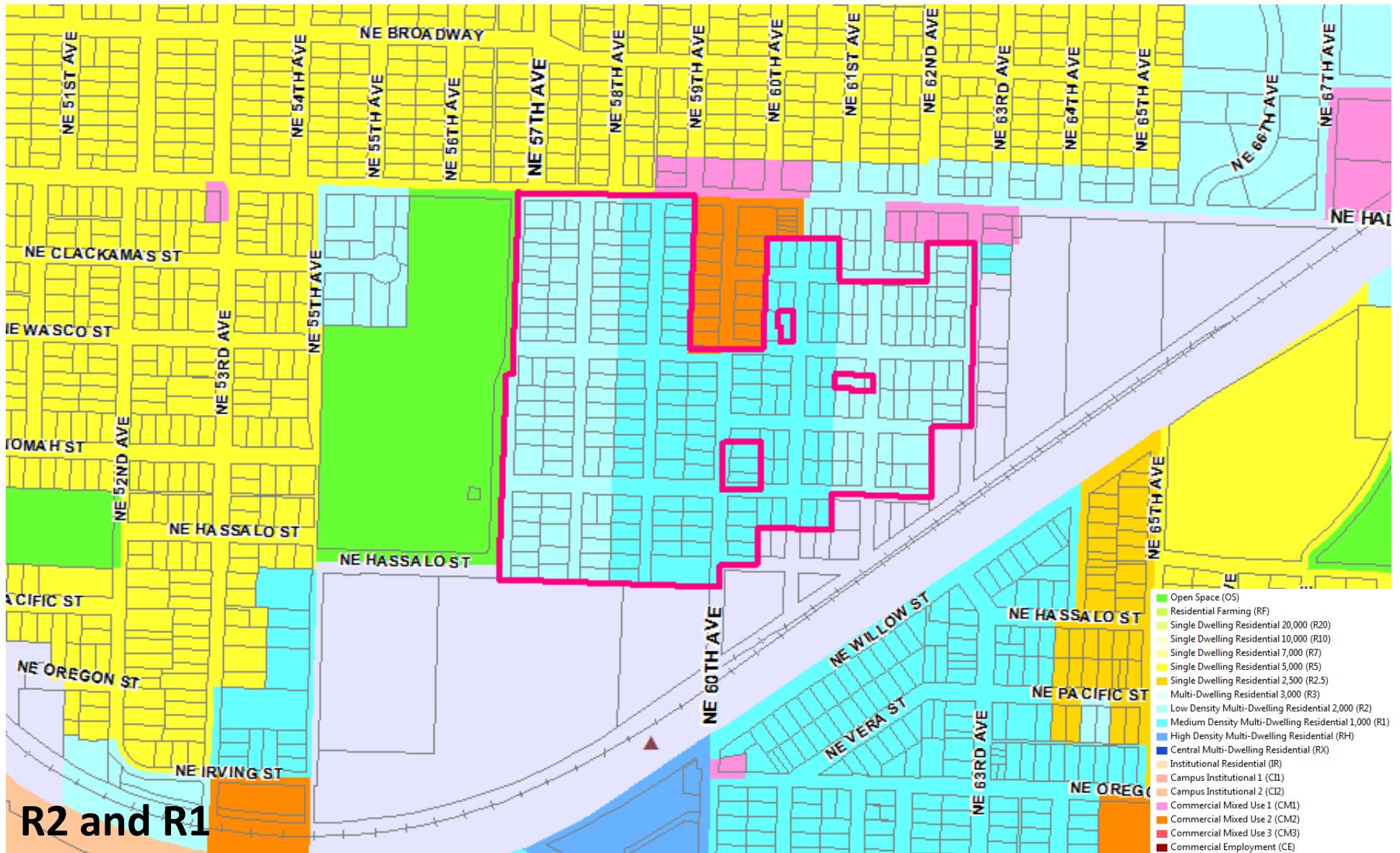
Group C, 5b: 10703 & 10861 E Burnside, and 9 NE 109th



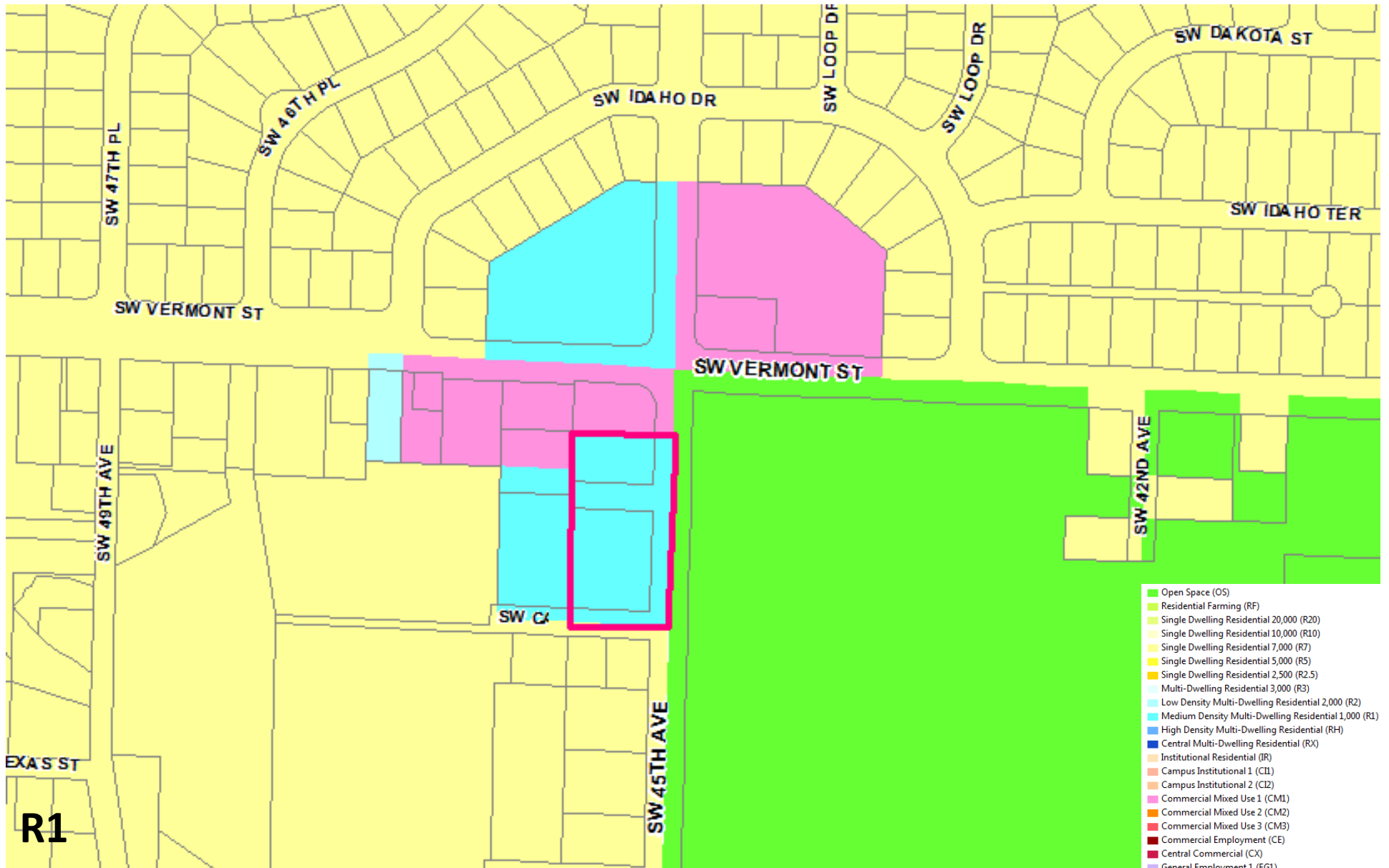
R5(R2)

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Multi-Dwelling Residential 3,000 (R3)
- Low Density Multi-Dwelling Residential 2,000 (R2)
- Medium Density Multi-Dwelling Residential (R1)
- High Density Multi-Dwelling Residential (RH)
- Central Multi-Dwelling Residential (RX)
- Institutional Residential (IR)
- Campus Institutional 1 (CI1)
- Campus Institutional 2 (CI2)
- Commercial Mixed Use 1 (CM1)
- Commercial Mixed Use 2 (CM2)
- Commercial Mixed Use 3 (CM3)
- Commercial Employment (CE)
- Central Commercial (CX)
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

Group C, 6a: Rose City Park 60th Ave Zoning Review Area



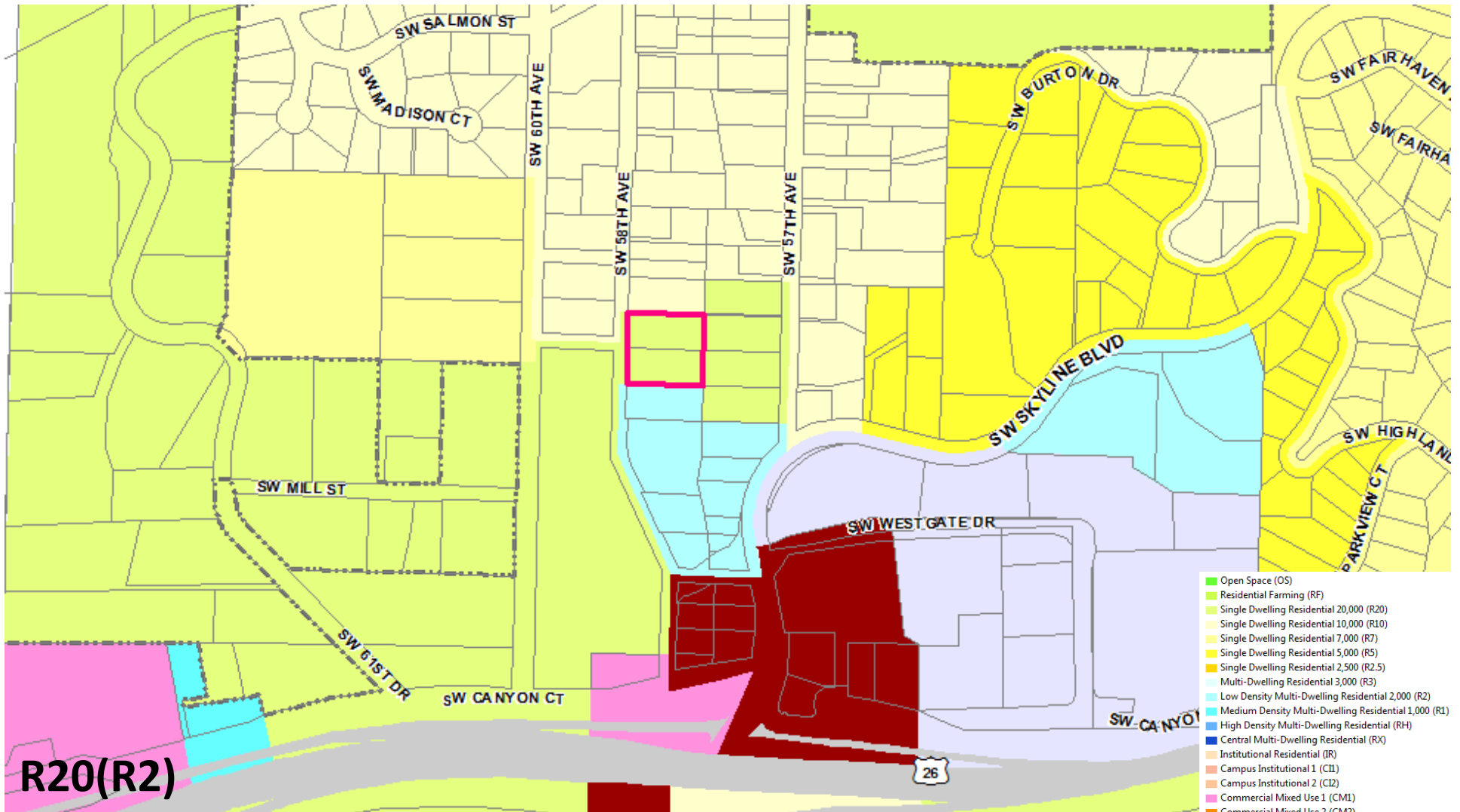
Group C, 7a: 6737 & 6825 SW 45th Ave



R1

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Multi-Dwelling Residential 3,000 (R3)
- Low Density Multi-Dwelling Residential 2,000 (R2)
- Medium Density Multi-Dwelling Residential 1,000 (R1)
- High Density Multi-Dwelling Residential (RH)
- Central Multi-Dwelling Residential (RX)
- Institutional Residential (IR)
- Campus Institutional 1 (CI1)
- Campus Institutional 2 (CI2)
- Commercial Mixed Use 1 (CM1)
- Commercial Mixed Use 2 (CM2)
- Commercial Mixed Use 3 (CM3)
- Commercial Employment (CE)
- Central Commercial (CX)
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

Group C, 7b: 1434 & 1512 SW 58th Ave

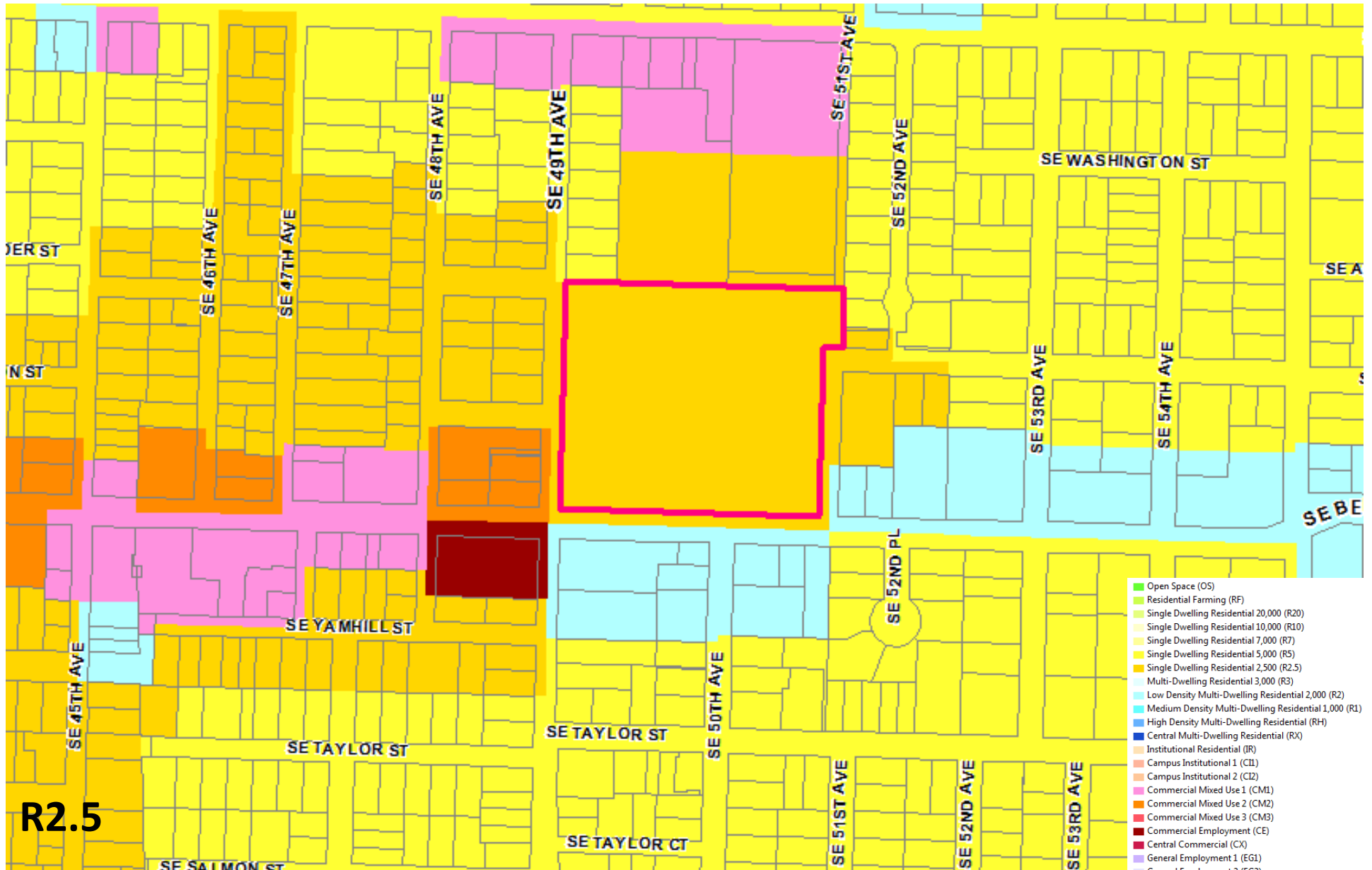


R20(R2)

Group D:

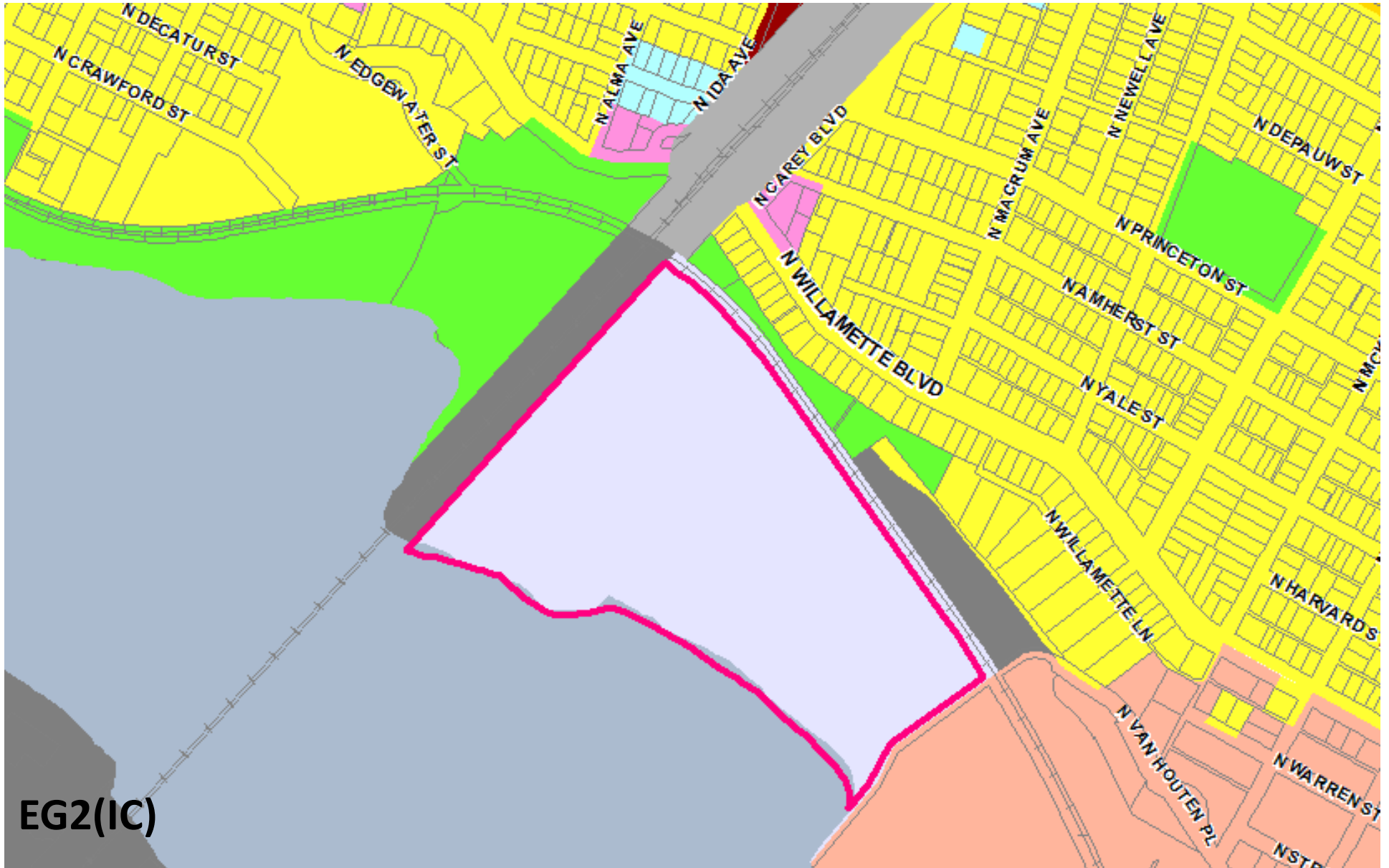
Testimony requesting a
change to an Open Space
Zone

Group D, 1a*: Glencoe Elementary



- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Multi-Dwelling Residential 3,000 (R3)
- Low Density Multi-Dwelling Residential 2,000 (R2)
- Medium Density Multi-Dwelling Residential 1,000 (R1)
- High Density Multi-Dwelling Residential (RH)
- Central Multi-Dwelling Residential (RX)
- Institutional Residential (IR)
- Campus Institutional 1 (CI1)
- Campus Institutional 2 (CI2)
- Commercial Mixed Use 1 (CM1)
- Commercial Mixed Use 2 (CM2)
- Commercial Mixed Use 3 (CM3)
- Commercial Employment (CE)
- Central Commercial (CX)
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

Group D, 1b*: McCormick & Baxter site



Group E: Miscellaneous Overlay Requests

Group E, 1a*: N Going & N Skidmore

