



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

Staff Presentation to the Portland City Council  
**Land Use Review 16-133809 CP ZC**

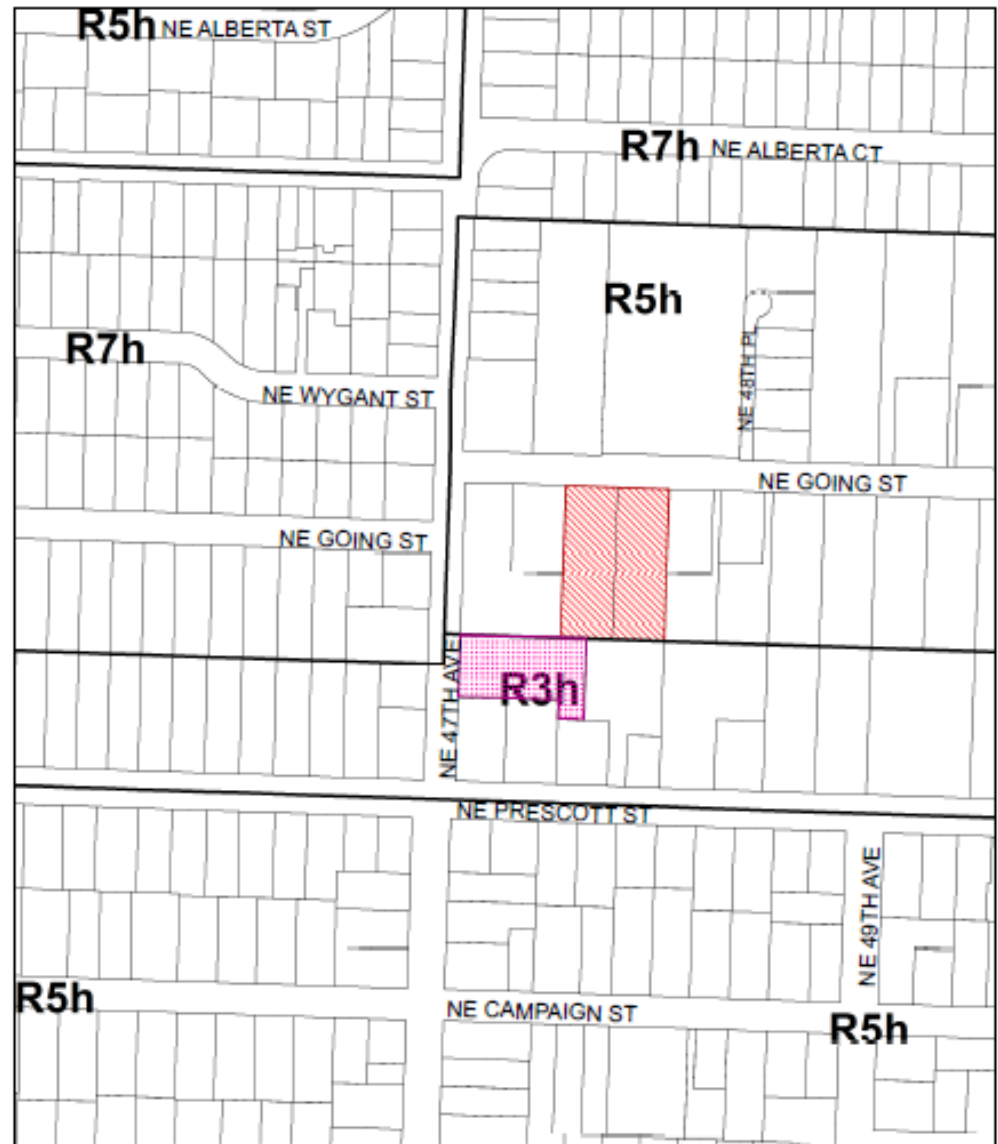
***4736-4752 NE Going Street***

# Summary of the Proposal

- The applicant requests to change the Comprehensive Plan Map and Zoning Map designations for two lots on NE Going Street from R5 (Residential 5,000) to R3 (Residential 3,000).

# Existing Zoning


Two lots 39,200 square feet in area. Each lot is developed with a single-dwelling unit.



**EXISTING  
ZONING**

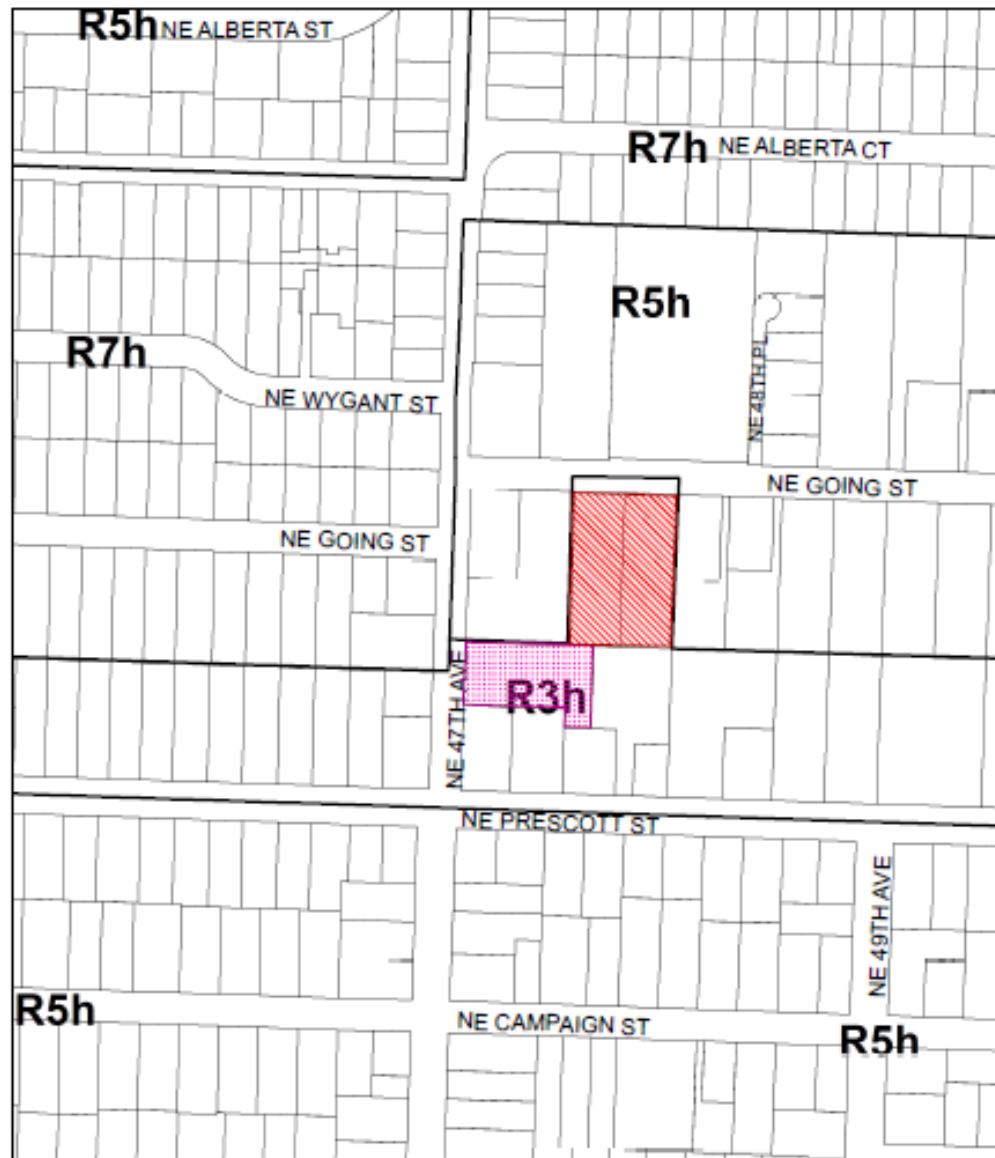


 Site

 Also Owned

File No. LU 16-133809 CP ZC  
1/4 Section 2535  
Scale 1 inch = 200 feet  
State\_Id 1N2E19BD 12200  
Exhibit B (Jun 23, 2016)

# Proposed Zoning

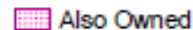


**PROPOSED  
ZONING**



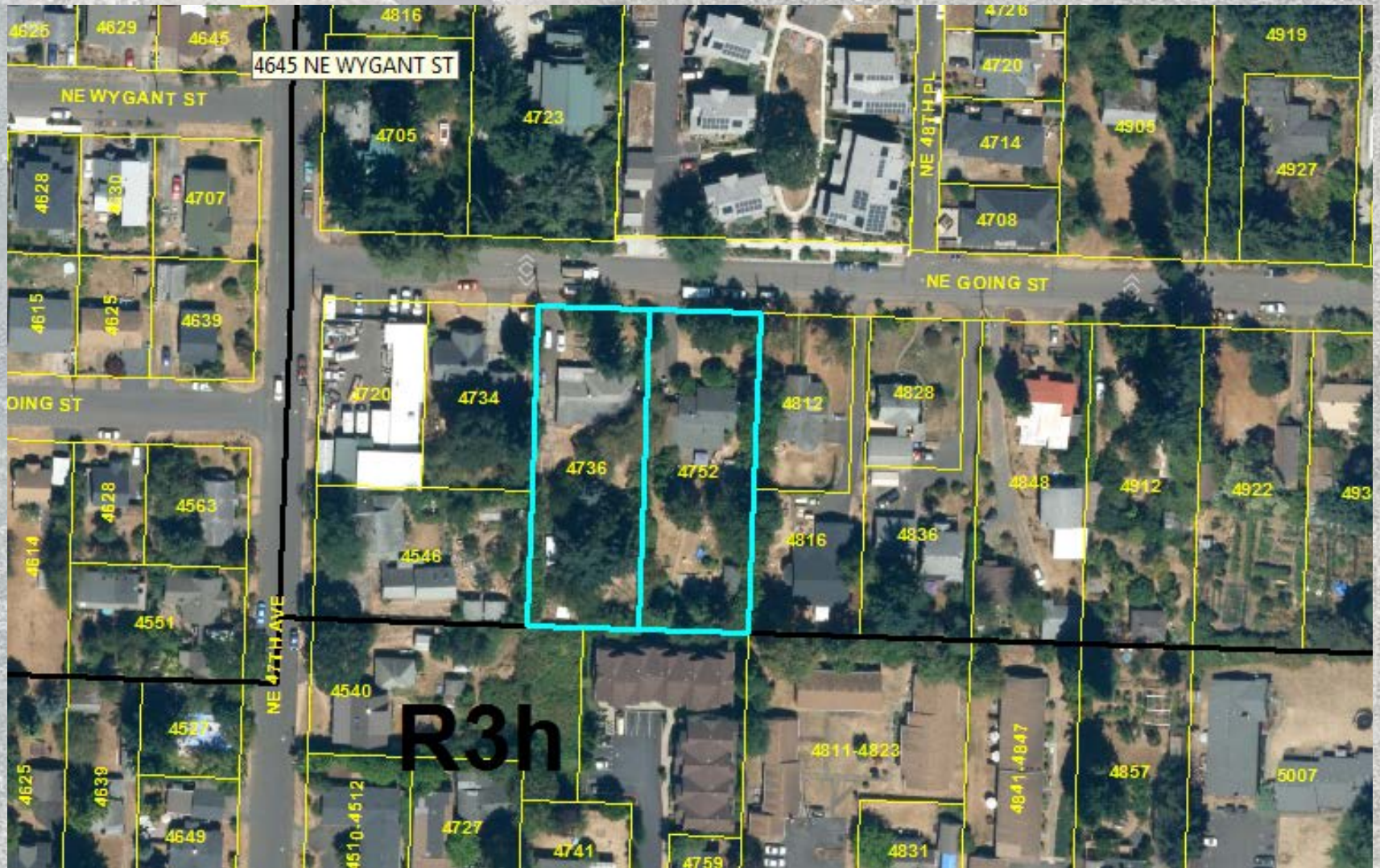
NORTH

 Site

 Also Owned

File No. LU 16-133809 CP ZC  
1/4 Section 2535  
Scale 1 inch = 200 feet  
State\_Id 1N2E19BD 12200  
Exhibit B (Jun 23, 2016)

# Aerial View



# Site Plan



# Public Testimony

3 letters of support in response to Notice of Proposal:

- Additional housing
- Affordable units
- One letter from Cully Association of Neighbors (prior to Notice of Proposal)

7 letters of opposition in response to Notice of Proposal:

- Rural character
- Parking
- Traffic
- Develop under current zoning
- Zoning pattern

Similar testimony received at June 27, 2016 public hearing.

An aerial photograph of a city, likely St. Louis, Missouri, showing a river (the Mississippi River) winding through the urban landscape. The city is densely packed with buildings and streets, with a prominent grid pattern. In the background, there are rolling hills and a large, open area that appears to be a park or undeveloped land. The overall tone of the image is muted, with a light blue and grey color palette.

# Approval Criteria

- **33.810.050 Comprehensive Plan Map Amendments**
- **33.855.050 Zoning Map Amendment**



# Findings

## Comprehensive Plan Map Amendment

The proposal is on-balance equally or more supportive of the Comprehensive Plan.

- The proposal provides more opportunities for housing and housing types;
- Three dwelling units will be affordable;
- The proposal is consistent with Transportation policies and objectives; and
- The overall project will be consistent with surrounding development.

# Findings

## Zoning Map Amendment

The proposal meets the approval criteria for base zone changes.

- The proposed zoning is consistent with the Comprehensive Plan Map designation;
- The water supply and capacity can support the uses allowed;
- Police and Fire are capable of supporting the uses allowed;
- The proposed sanitary waste and stormwater disposal are acceptable to BES; and
- The transportation system is facilities are capable of supporting the uses allowed.

# Staff Notes

- Following conversations with the Portland Housing Bureau, the condition of approval regarding affordability was modified for the ordinance; and
- The applicant of this land use review is now Eli Spevak.

# Hearings Officer Recommendation

## Approval of:

- Comprehensive Plan Map Amendment to change designation from High Density Single-Dwelling Residential to Townhouse Multi-Dwelling Residential; and
- Zone Map Amendment to change zoning from R5 (Residential 5,000) to R3 (Residential 3,000)

## Conditions of approval:

1. Dwelling units on the site are limited to one, two and three unit structure types.
2. Three dwelling units must be affordable.

