



2035 Comprehensive Plan Map Refinement Project

PSC Briefing
September 26, 2017



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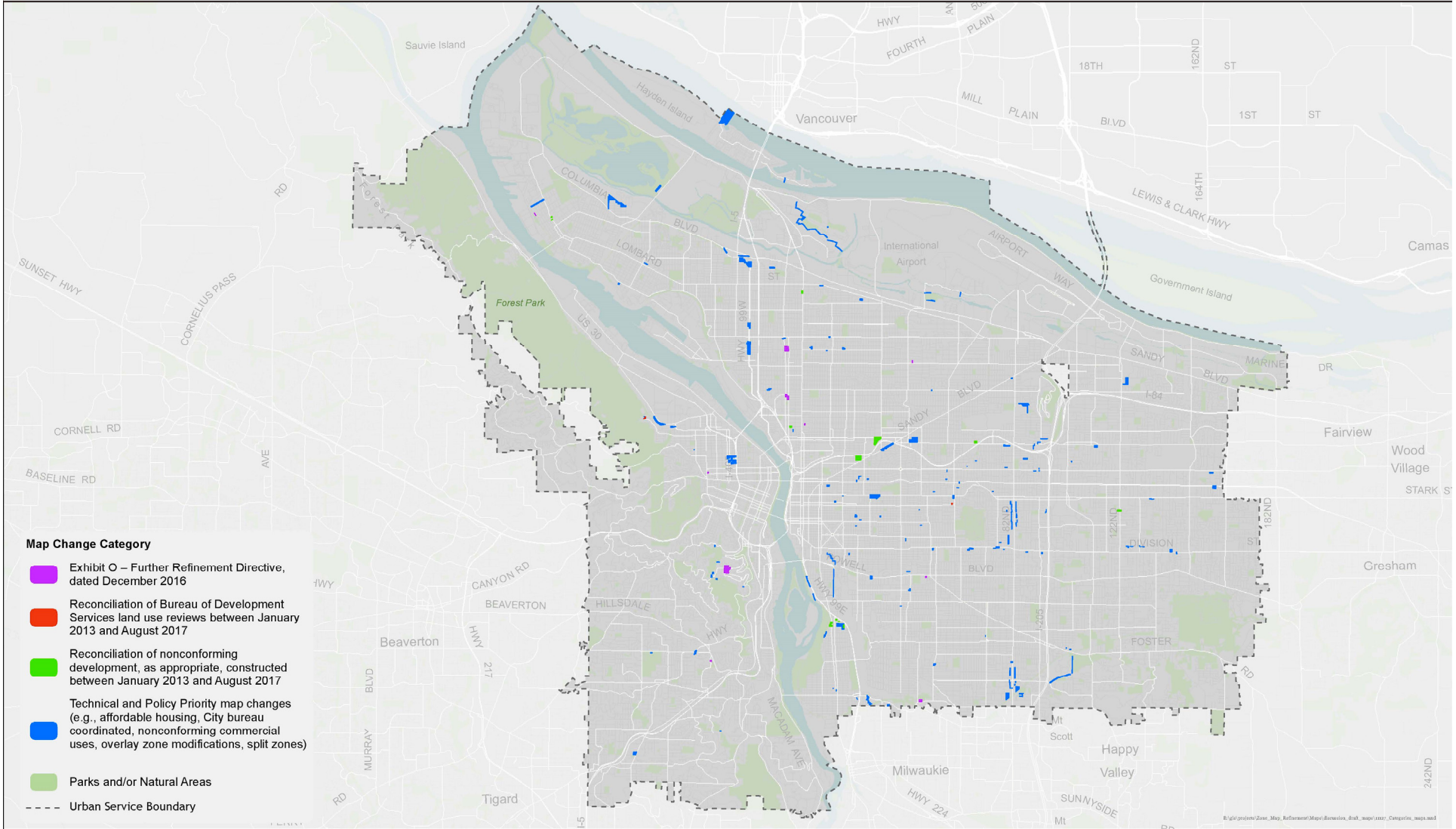


Limited categories of potential map changes

- Exhibit O - Further Refinement Directive
- *BDS land use reviews
- *Nonconforming development
- Technical and policy priority

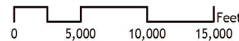
*Between the dates of Jan. 2013 and Jan. 2018. Proposed Draft includes BDS activity up to Aug. 2017.





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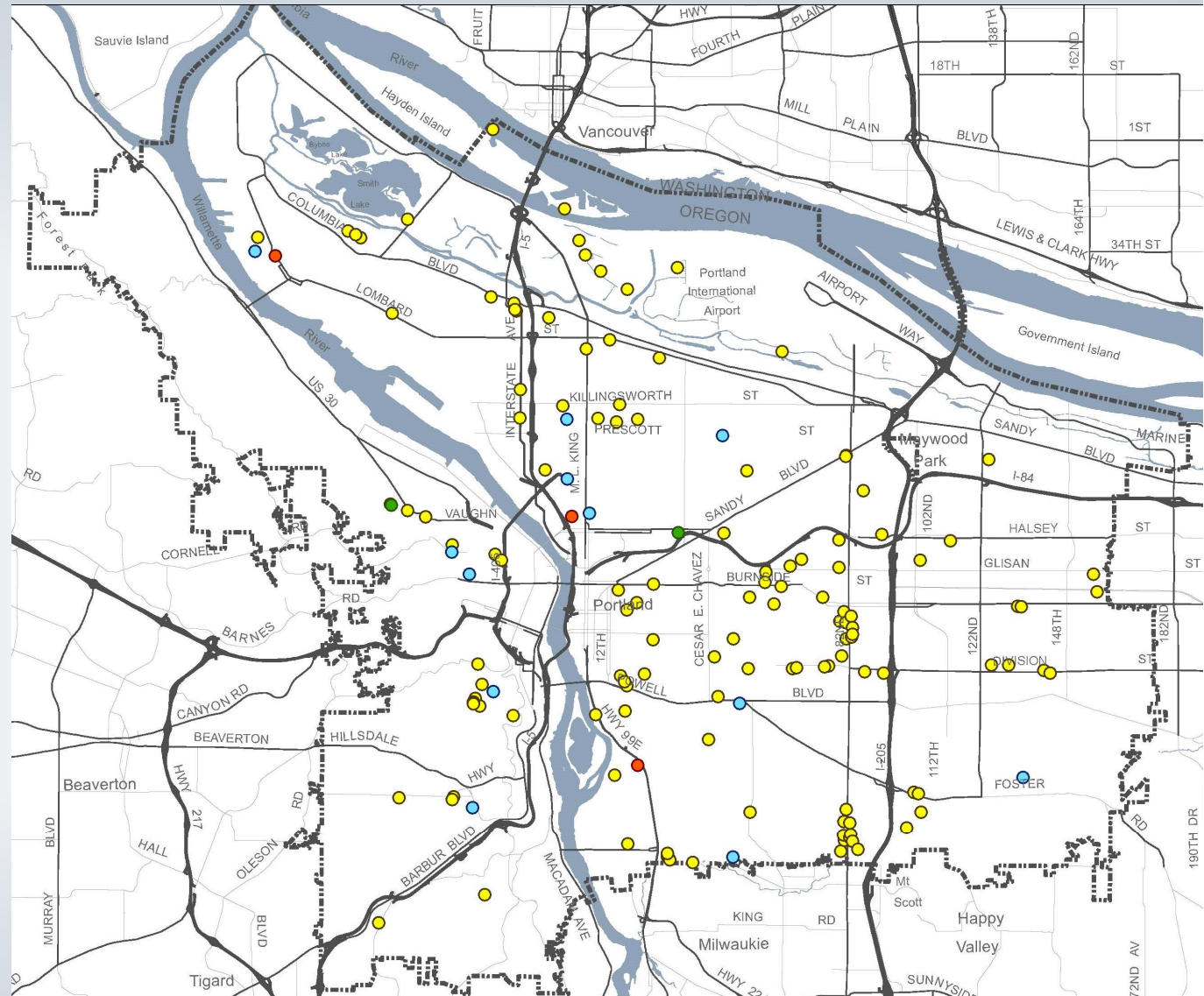
Legend

**Exhibit O -
Further
Refinement
Directive**

***BDS land use
reviews**

***Nonconforming
development**

**Technical and
policy priority**

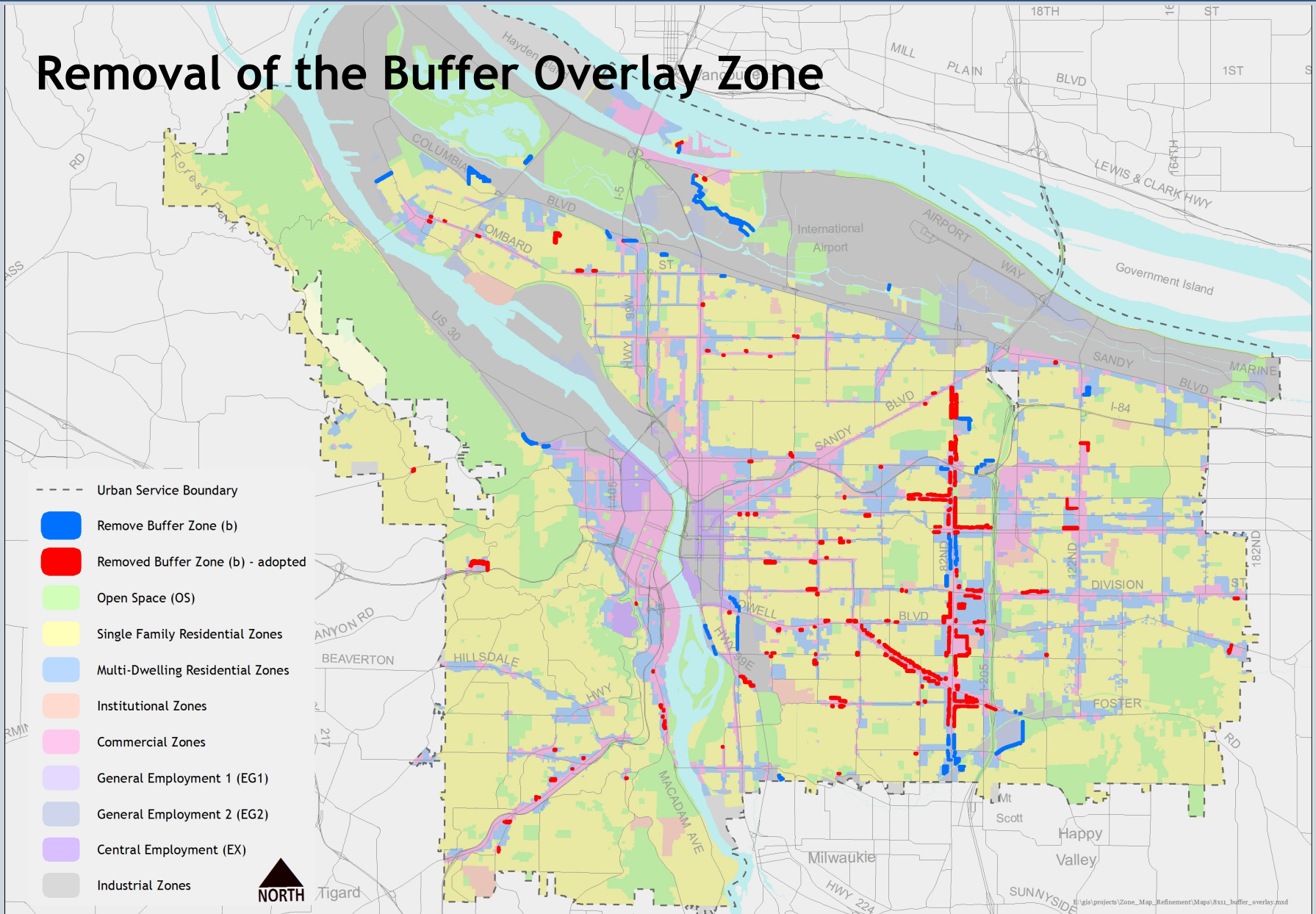


Comp Plan Map and Zoning Map distinctions

- Comprehensive Plan Map
 - Land use designations
 - Centers boundaries
- Zoning Map
 - Base zones
 - Overlay zones
 - Plan districts
 - Trails



Removal of the Buffer Overlay Zone

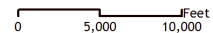


- Urban Service Boundary
- Remove Buffer Zone (b)
- Removed Buffer Zone (b) - adopted
- Open Space (OS)
- Single Family Residential Zones
- Multi-Dwelling Residential Zones
- Institutional Zones
- Commercial Zones
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- Industrial Zones



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g:\gis\projects\Zone_Map_Refinement\Mapa\8x11_buffer_overlay.mxd

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Early Testimony Preview

- Removal of the Buffer “b” Overlay zone
- RX to RH/R1 downzone in Hollywood
- Retain RH zoning on adjacent properties in Sellwood
- Sites included in the Discussion Draft that generated public comment



Process update

- Discussion Draft
 - 53 public comments (June 15 - July 31)
- Proposed Draft
 - Publicly released and Map App live on Sept. 12
 - Public notices mailed starting on Sept. 14
 - 56 public inquires have been generated to date



Next steps

- **Oct. 24:** PSC public hearing
- **Nov. 14:** PSC work session/
recommendation
- **Nov. 28:** PSC work session/
recommendation

