



2035 Comprehensive Plan Map Refinement Project **Proposed Amendments**

Council Session
April 4, 2018



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Council Session

- **April 4: Council deliberation**
 - **21** Discussion Items to cover today
 - New Map Changes
 - Modifications to PSC Recommendations
 - **22** Consent Items in the staff memos dated March 8th, 13th and 26th
- **April 25: Council deliberation/tentative vote**
- **May 24: Council second reading/final vote**

Council Amendments: New Map Changes

Commissioner Eudaly: #1-3

- 919 N Cook St - EXd to CM3d
- 6261 N Cecelia St - EG2 to R2
- 4250 S/ NE Portland Hwy - R10 to R5

Rationale for Amendments: Reconciliation of land use and zoning maps with Bureau of development Services land use reviews and approvals that occurred after the adopted 2035 Comprehensive Plan.

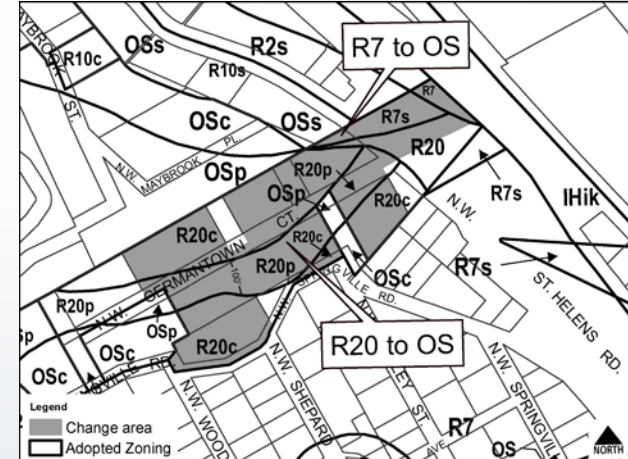
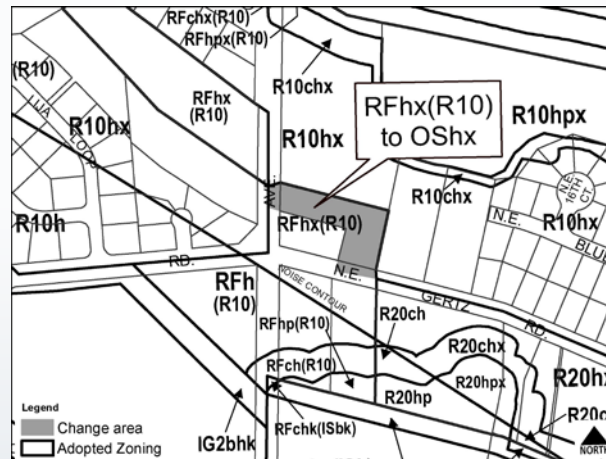
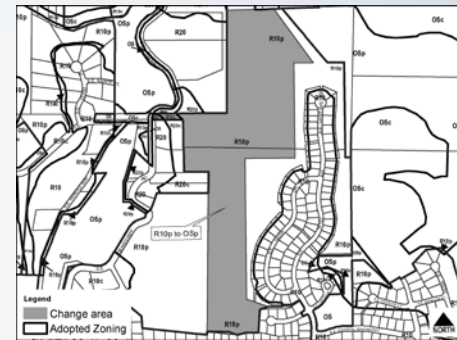
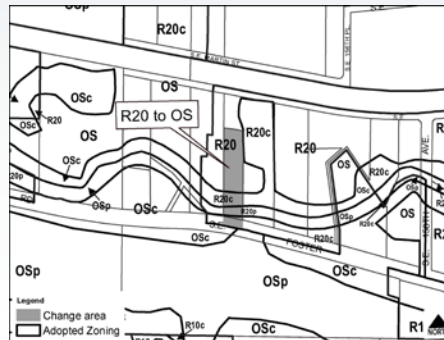
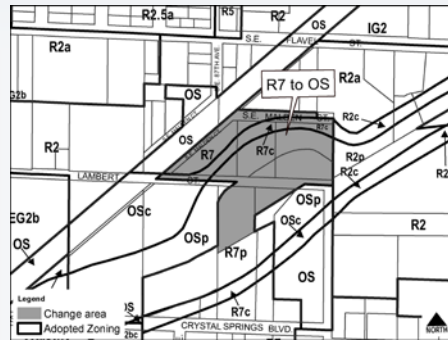
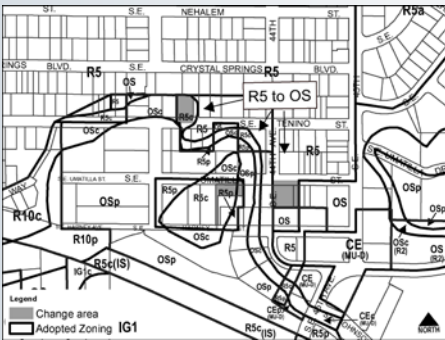
Commissioner Fish: #4

Bureau of Environmental Services (BES) multiple sites citywide

- **Comp Plan:** Various residential designations to Open Space
- **Zoning:** Various residential zones to OS

Rationale for Amendments: Applying Open Space (OS) zoning for BES to update their public property inventory (environmental zoning would not change, nor the plan district).

Commissioner Fish: #4 (continued)



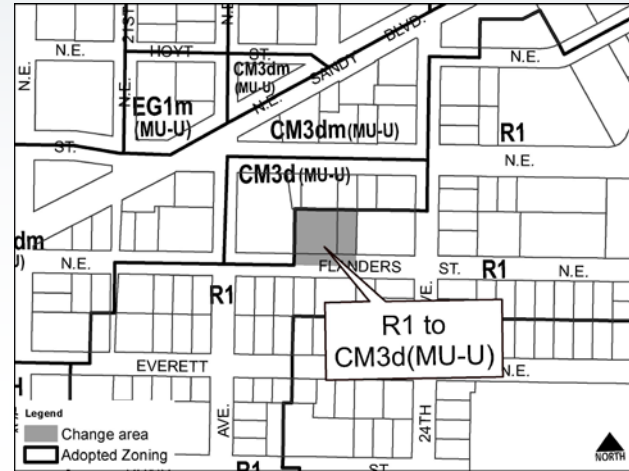
Commissioner Fish: #5

424 NE 22nd Ave, 2307 NE
Flanders St (Albertina Kerr site)

- **Comp Plan:** Multi-Dwelling 1,000 to Mixed Use-Urban Center (MU-U)
- **Zoning:** R1 to CM3d

Rationale for Amendments:

Applying the CM3d zone will address the split-zoned nature of the site, acknowledge the thrift shop, a nonconforming commercial use, and facilitate redevelopment of this eastern portion of the site.

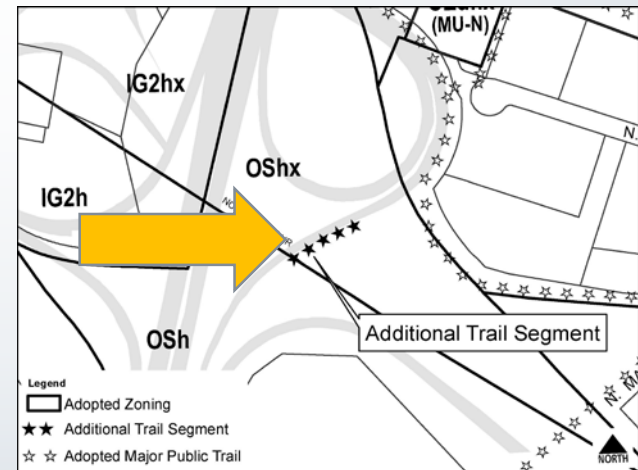
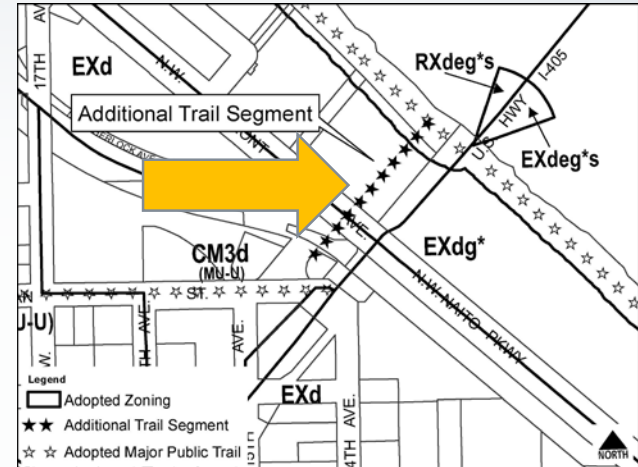


Commissioner Fritz: #6

- NW Thurman Connection to Willamette Greenway Trail along NW 15th
- East Delta Park Connection to Marine Drive

Rationale for Amendments:

Applying the two regional trail segments to the zoning map for Portland Parks & Recreation (PP&R) will complete mapped trail alignments.



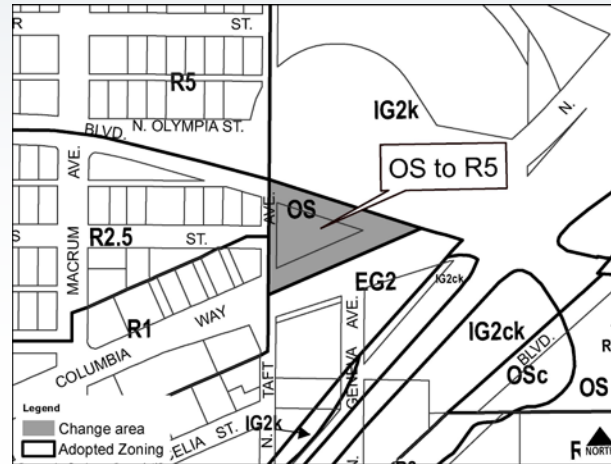
Commissioner Fritz: #7

6111 N Columbia Blvd

- **Comp Plan:** Open Space to Single-Dwelling 5,000
- **Zoning:** OS to R5

Rationale for Amendments:

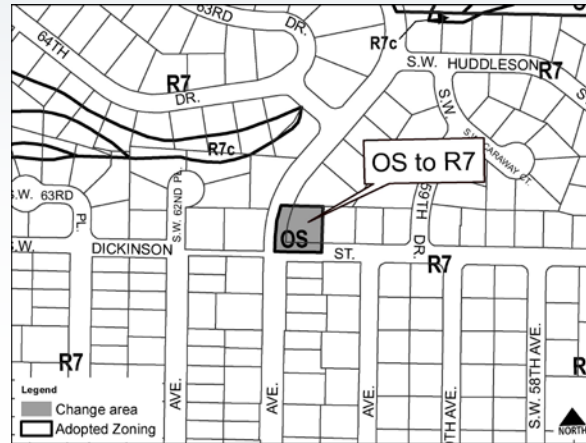
Applying the R5 zone will facilitate single-dwelling development of the site. The small parcel is not suited for park development and there is adequate park service in this area from nearby Northgate and George Parks.



Commissioner Fritz: #8

10734 SW 62nd Dr

- **Comp Plan:** Open Space to Single-Dwelling 7,000
- **Zoning:** OS to R7



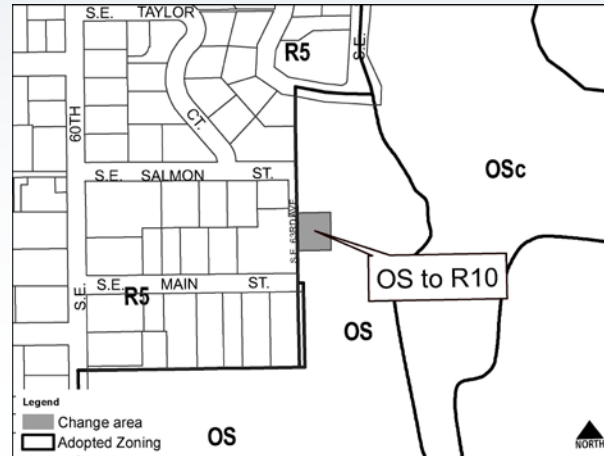
Rationale for Amendments:
Applying the R7 zone will facilitate single-dwelling redevelopment of the site. This property was zoned R7 until 1999. The parcel is small and not suited for park development. Dickinson Park is less than 800 feet to the east.



Commissioner Fritz: #9

1226 SE 63rd Ave

- **Comp Plan:** Open Space to Single-Dwelling 10,000
- **Zoning:** OS to R10



Rationale for Amendments:
Applying the R10 zone will acknowledge the existing single-family house that is tenant-occupied on the property. The 9,000-sq. ft. lot needs to reflect its current use, which is residential, not open space. Open space and park use are allowed in residential zones.

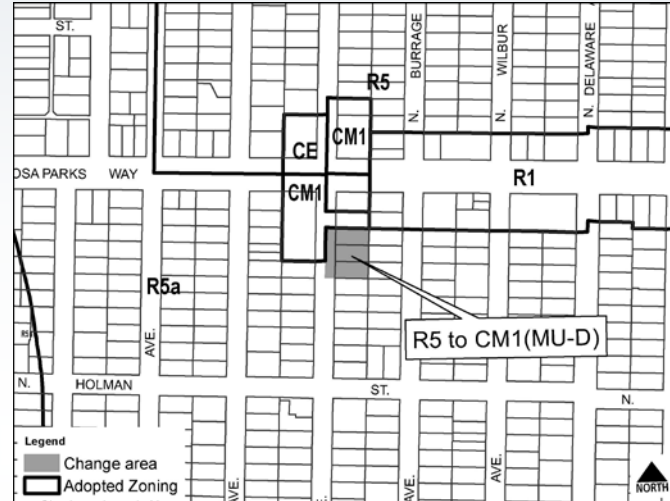


Commissioner Fritz: #10

6416 N Greeley Ave

- **Comp Plan:** Single-Dwelling 5,000 to Mixed Use-Dispersed (MU-D)
- **Zoning:** R5 to CM1

Rationale for Amendments:
Applying the CM1 zone will facilitate the expansion of a commercial mixed-use node along N Greeley Ave.



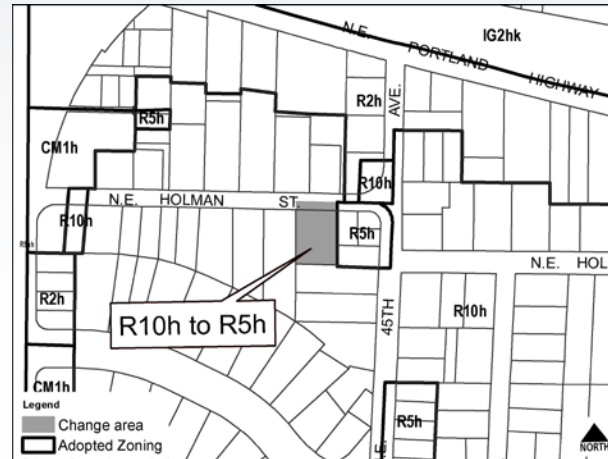
Commissioner Fritz: #11

4404 NE Holman St

- **Comp Plan:** No change
- **Zoning:** R10h to R5h

Rationale for Amendments:

Applying the R5 zone in compliance with the Comp Plan Map designation.

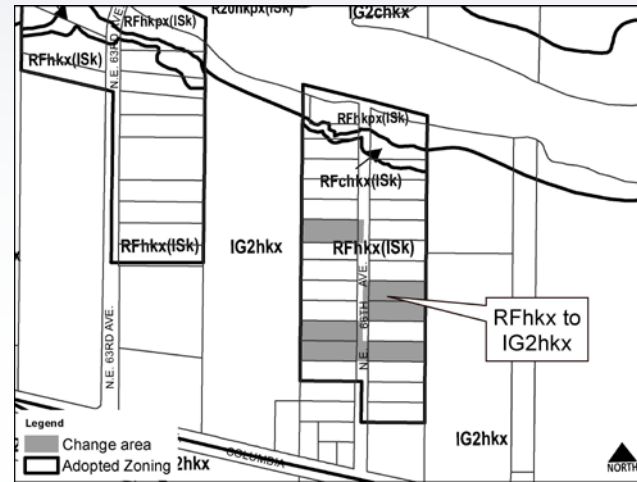


Commissioner Fritz: #12

NE 66th Ave properties, north of Columbia Blvd in the Cully Neighborhood

- **Comp Plan:** No change
- **Zoning:** RFhkx to IG2hkx

Rationale for Amendments:
Applying the IG2hkx zone in compliance with the Comp Plan
Map designation of Industrial Sanctuary (IS).

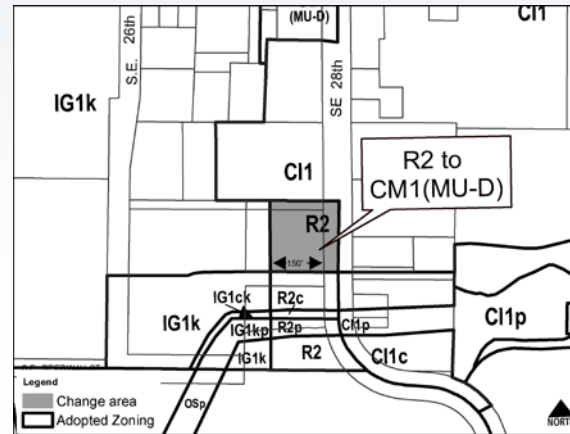


Commissioner Fritz: #13

5505 SE 28th Ave

- **Comp Plan:** Multi-Dwelling 2,000 to Mixed Use-Dispersed (MU-D)
- **Zoning:** R2 to CM1

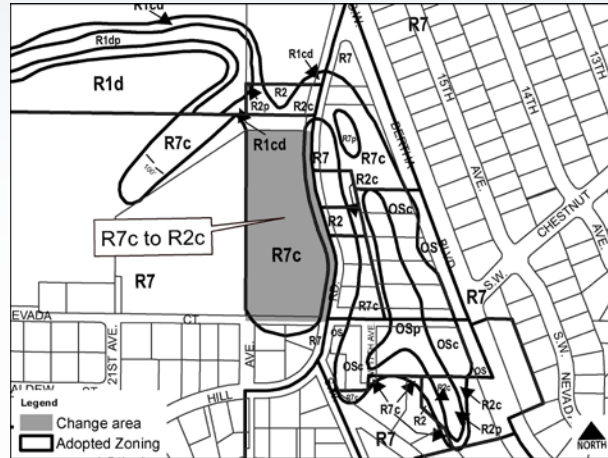
Rationale for Amendments:
Applying the CM1 zone will acknowledge the nonconforming commercial use with a commercial mixed-use zone.



Commissioner Fritz: #14

2374 SW Vermont St

- **Comp Plan:** Single-Dwelling 7,000 to Multi-Dwelling 2,000
- **Zoning:** R7 to R2



Rationale for Amendment:
Applying the R2 zone will facilitate multi-dwelling development with an affordable housing developer. Retain environmental zones where mapped.

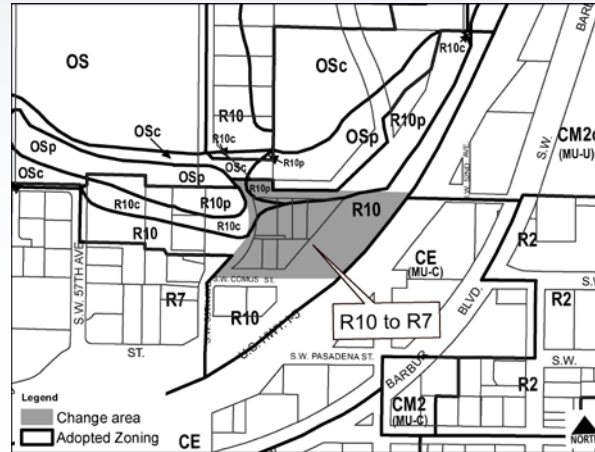


Commissioner Fritz: #15

West Portland Park, Block 1
(on which 10840 SW 55th Ave
and 10810 SW 55th Ave are
located)

- **Comp Plan:** Single-Dwelling 10,000 to Single-Dwelling 7,000
- **Zoning:** R10 to R7

Rationale for Amendment:
Applying the R7 zone will allow these lots to be developed with single-dwelling development.

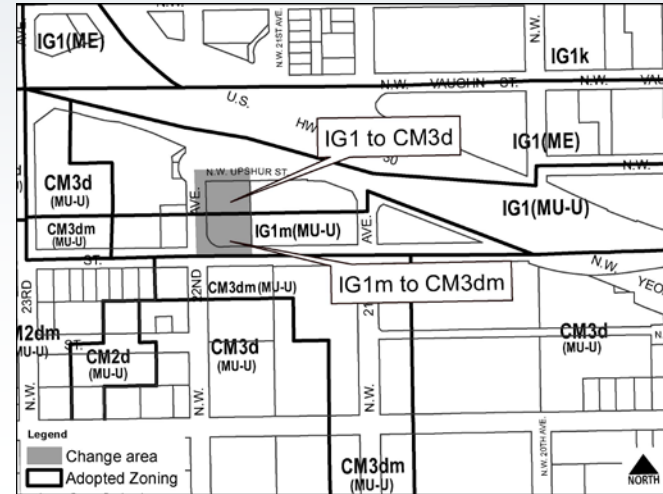


Commissioner Fritz: #16

2169 NW Thurman St

- **Comp Plan:** No change
- **Zoning:** IG1, IG1m to CM3d and CM3dm

Rationale for Amendment:
Applying the CM3d and CM3dm zones in compliance with the Comp Plan Map designation.

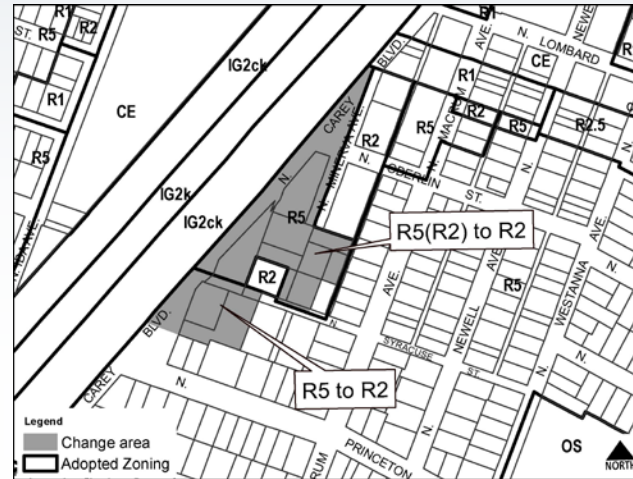


Mayor Wheeler: #17

Portland Housing Bureau (PHB)
site on N Syracuse St

- **Comp Plan:** No change; Single-Dwelling 5,000 to Multi-Dwelling 2,000
- **Zoning:** R5 to R2

Rationale for Amendment:
Applying the R2 zone in compliance with the Comp Plan Map and map change to R2 will facilitate redevelopment of a site providing needed affordable housing.

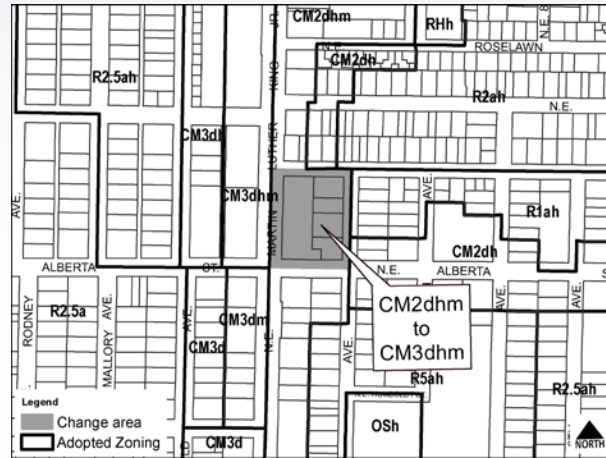


Mayor Wheeler: #18

5020 NE Martin Luther King Blvd,
433 NE Alberta St, 433 WI/ NE
Alberta St, 5017 NE Grand Ave,
5017 N/ NE Grand Ave

- **Comp Plan:** No change
- **Zoning:** CM2dhm to CM3dhm

Rationale for Amendment:
Applying the CM3dhm zone in
compliance with the Comp Plan
Map designation of Mixed Use-
Urban Center (MU-U) will facilitate
a potential full block
redevelopment at a key
intersection.



Council Amendments: Modifications to PSC Recommended Map Changes

Commissioner Eudaly: #19

**126 NE Alberta St, 126 WI/ NE
Alberta St**

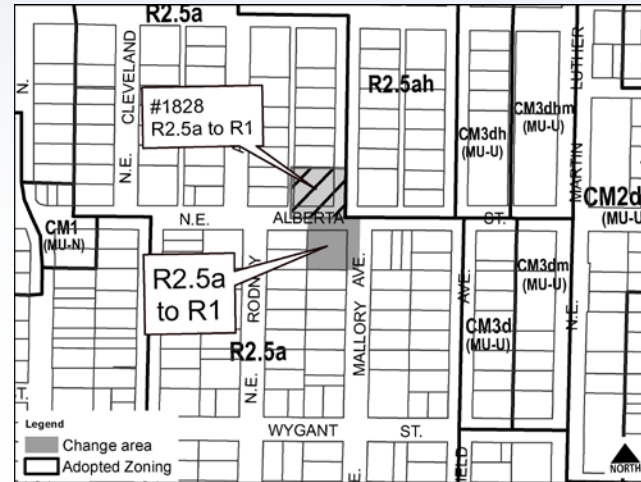
- **Comp Plan:**

- Single-Dwelling 2,500 to Mixed Use-Urban Center (MU-U) for parking lot
- Single-Dwelling 2,500 to Multi-Dwelling 1,000 for church

- **Zoning:**

- R2.5a to CM2d for parking lot
- R2.5a to R1 for church

1. PSC recommended R1 for only the surface parking lot.
2. The property owner (Rich Rodgers) requests CM2d zoning for both tax lots.



Commissioner Eudaly: #19

105 NE Alberta St
(immediately west of parking lot)



Parking lot at 126 WI/ NE Alberta St



4946 NE Rodney St (immediately west of church)



Alberta Abbey church building at 126 NE Alberta St

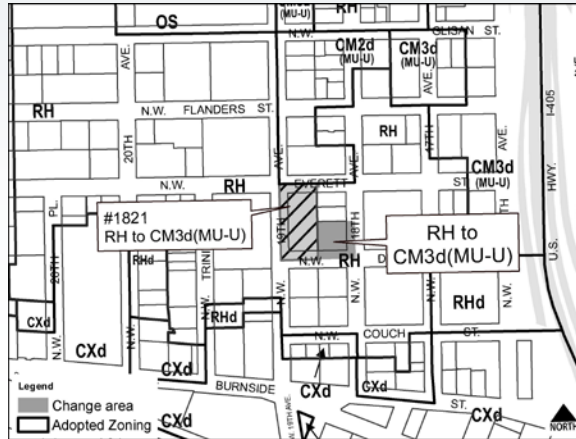


Commissioner Fritz: #20

147 WI/ NW 19th Ave, 1807
NW Davis St

- **Comp Plan:** High Density Residential to Mixed Use-Urban Center (MU-U)
- **Zoning:** RH to CM3d

1. PSC recommended CM3d for Trinity Episcopal Cathedral surface parking lot.
2. Staff now recommends expanding CM3d to the adjacent dental office for a map change of the CM3d zone on both tax lots.



Commissioner Fritz: #20

Parking lot at 147 WI/ NW 19th Ave



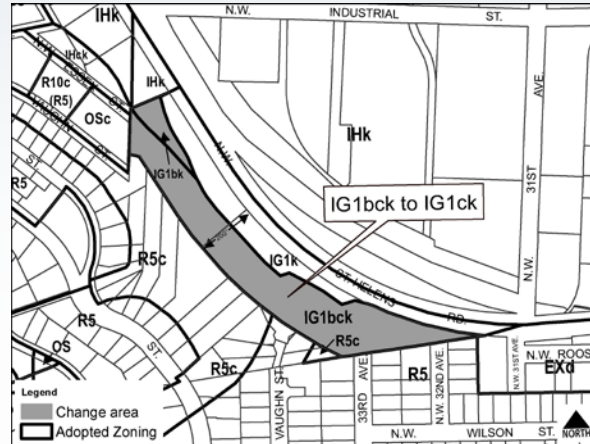
Dental office at 1807 NW Davis St



Commissioner Fritz: #21

2525 WI/ NW St Helens Rd,
2425 NW St Helens Rd

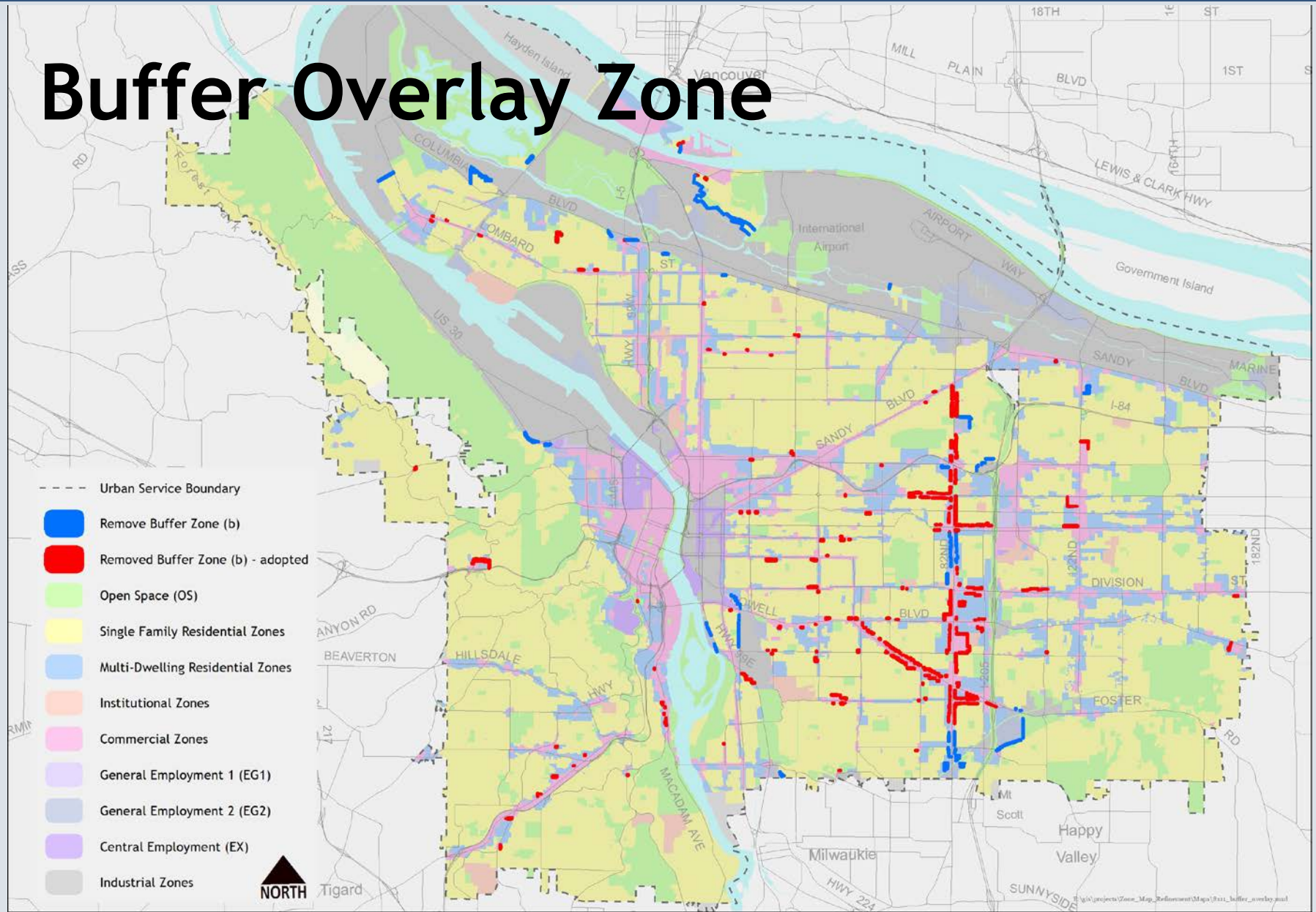
- **Comp Plan:** No change
- **Zoning:** Retain the Buffer “b” Overlay zone



1. PSC recommended removal of the Buffer “b” Overlay zone for the St Helens Rd properties, as well, as the 19 other areas with “b” overlay removals with employment and industrial zoning.
2. Staff now recommends retaining the Buffer “b” Overlay zone where mapped on employment and industrial zoned areas.



Buffer Overlay Zone



September, 2017

City of Portland, Oregon//Bureau of Planning & Sustainability//Geographic Information System

0 5,000 10,000 Feet

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City of Portland, Oregon
Bridgette Roper - Senior Planning Director

Council Amendments #22-43: Consent Package (Minor Technical Map Change Additions and Errata)

Process update

- Recommended Draft
 - 117 public testimony items (Feb. 5 - Mar. 19)
- Commissioner Fritz requests that **Council accept written testimony** on amendments that are moved/seconded on April 4 (today)
- If Council directs, send testimony to:
cpmaprefinement@portlandoregon.gov

Next steps

- April 25 at **8:00 a.m.:** Written testimony deadline on amendments (if Council directs)
- April 25: Council deliberation/tentative vote (to be confirmed)
- May 24: Council second reading/final vote