



City of Portland Bureau of Development Services

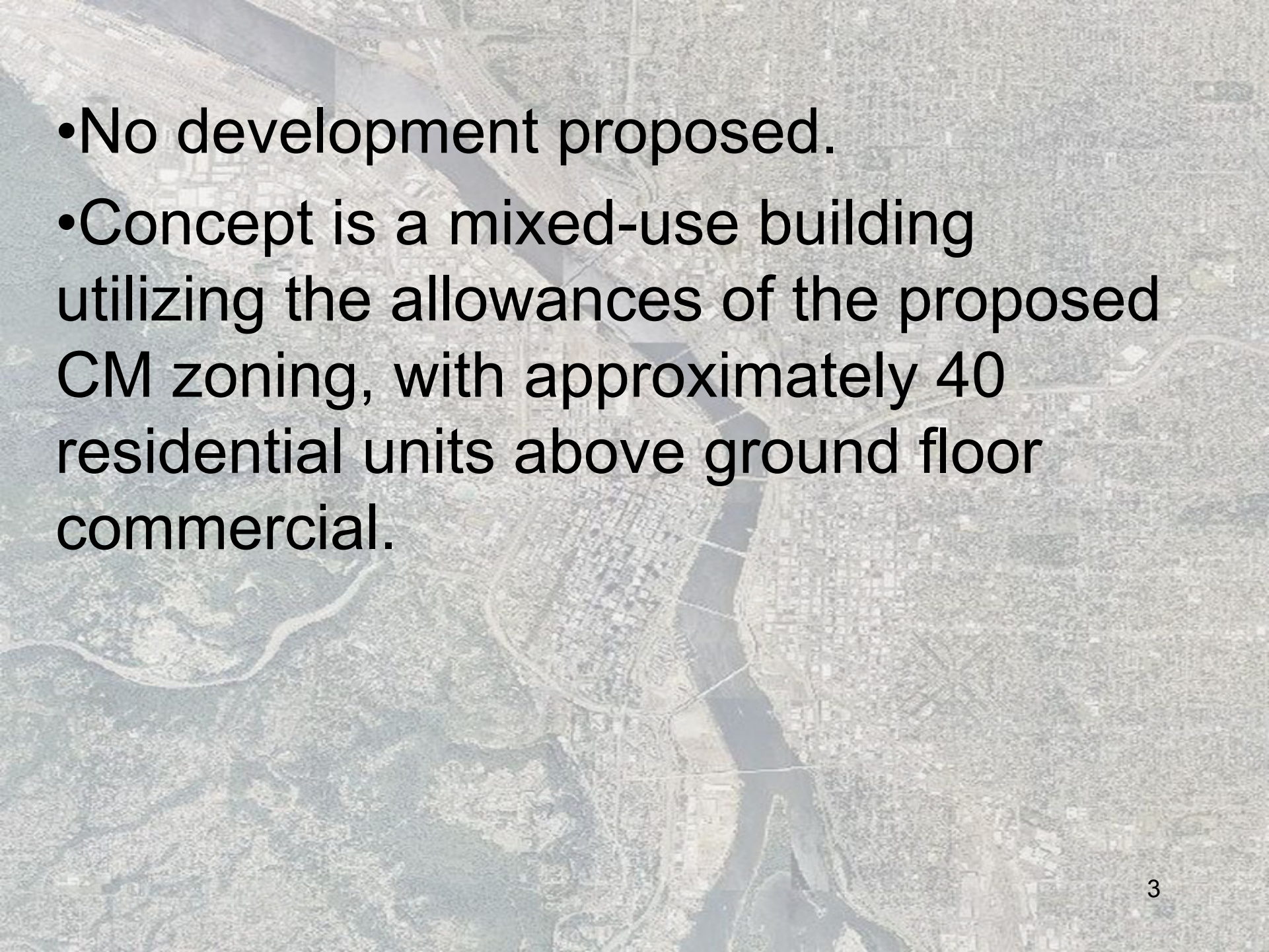
Staff Presentation to the
City Council

Land Use Review 09-106993 CP ZC
SE Belmont Street/43rd Avenue

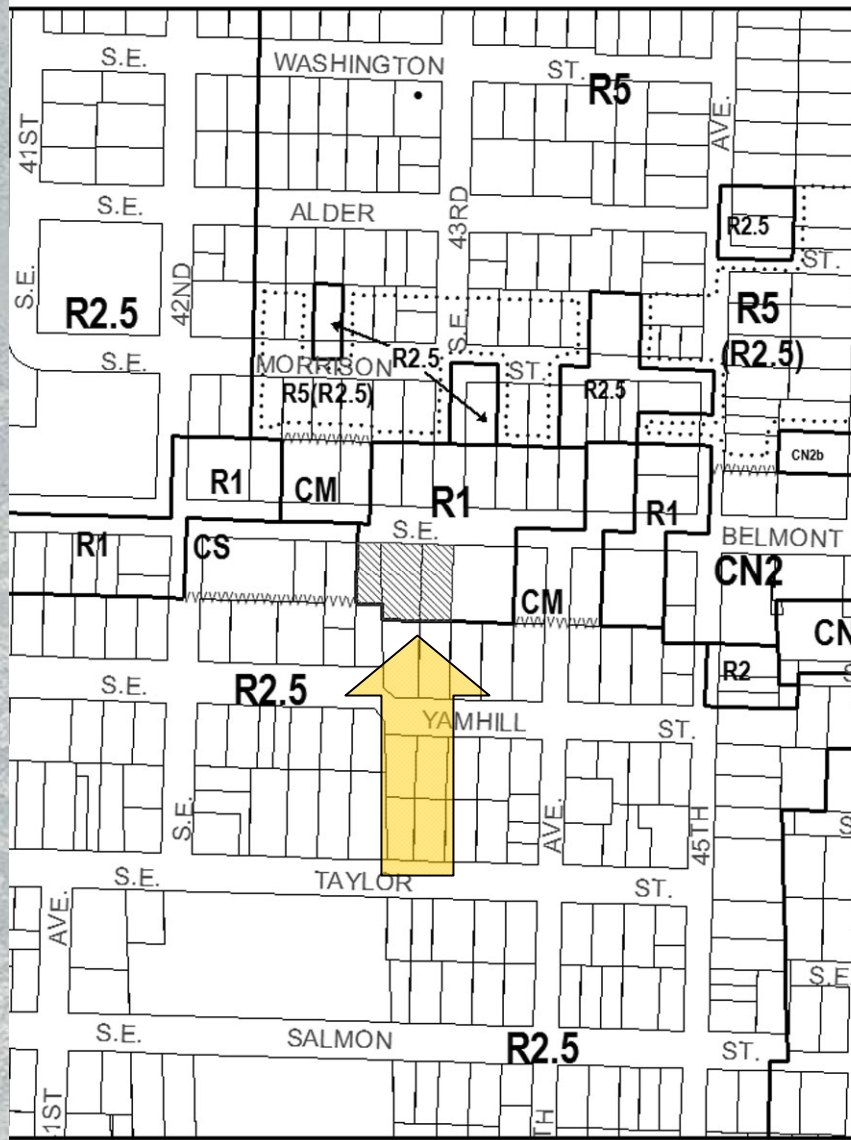


Summary of the Proposal

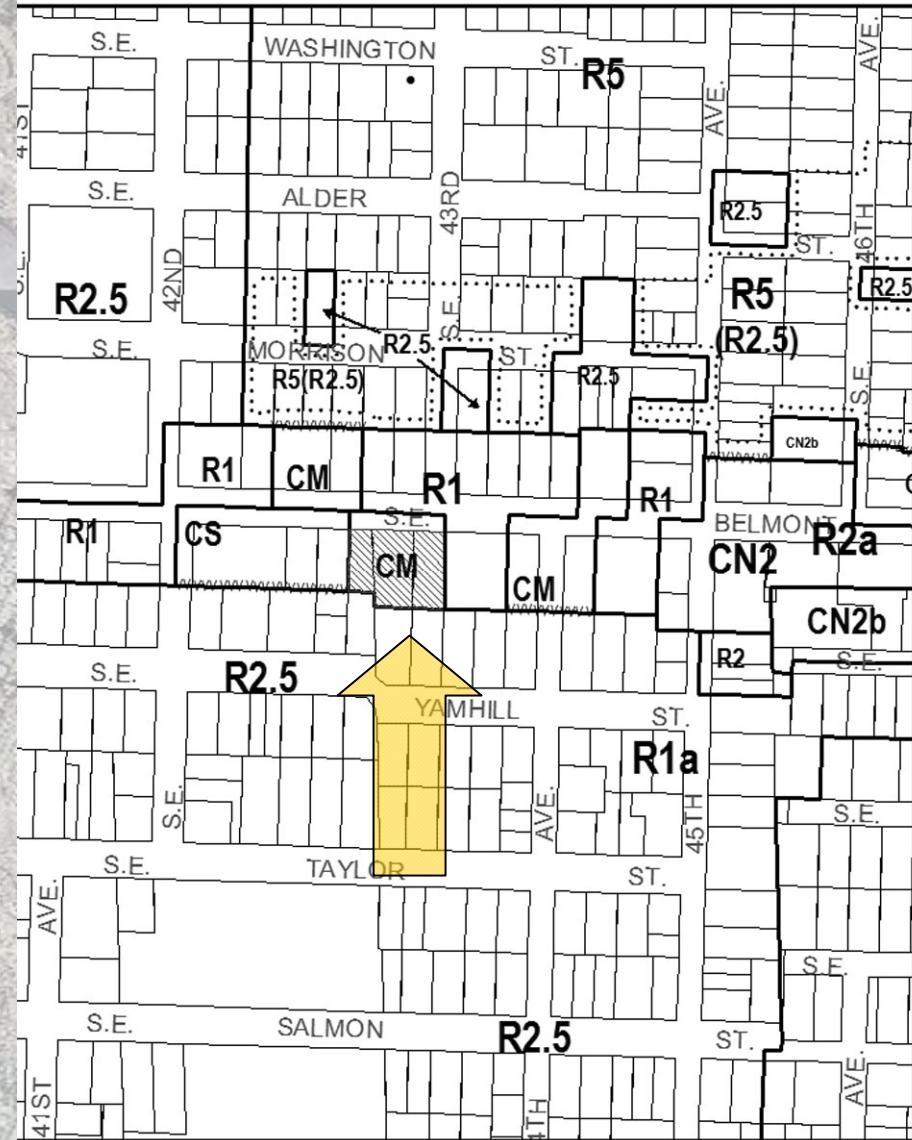
Change the Comprehensive Plan Map designation and Zoning Map on this 18,400 square-foot site from
R1: Medium-Density Multi-Dwelling Residential, to
CM: Mixed Commercial/Residential,
Comprehensive Plan Map designation of Urban Commercial.

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- An aerial photograph showing a river winding through a city. The river is dark and occupies the central-left portion of the frame. To the right of the river, there is a dense urban area with many small, light-colored buildings. To the left of the river, there are more open spaces, some greenery, and a few larger structures. The overall tone is muted, with a lot of greys and browns.
- No development proposed.
 - Concept is a mixed-use building utilizing the allowances of the proposed CM zoning, with approximately 40 residential units above ground floor commercial.

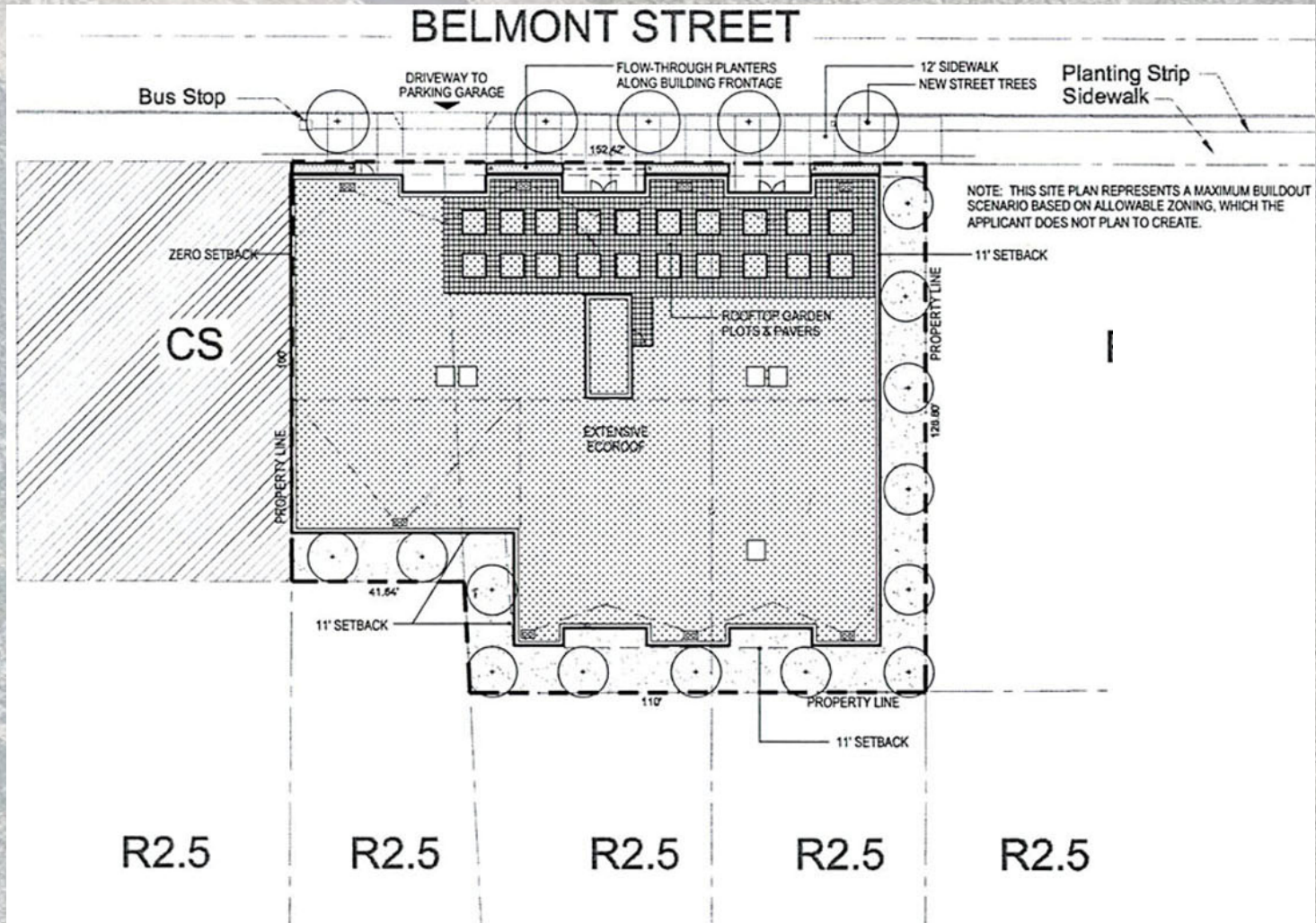
Zoning Existing



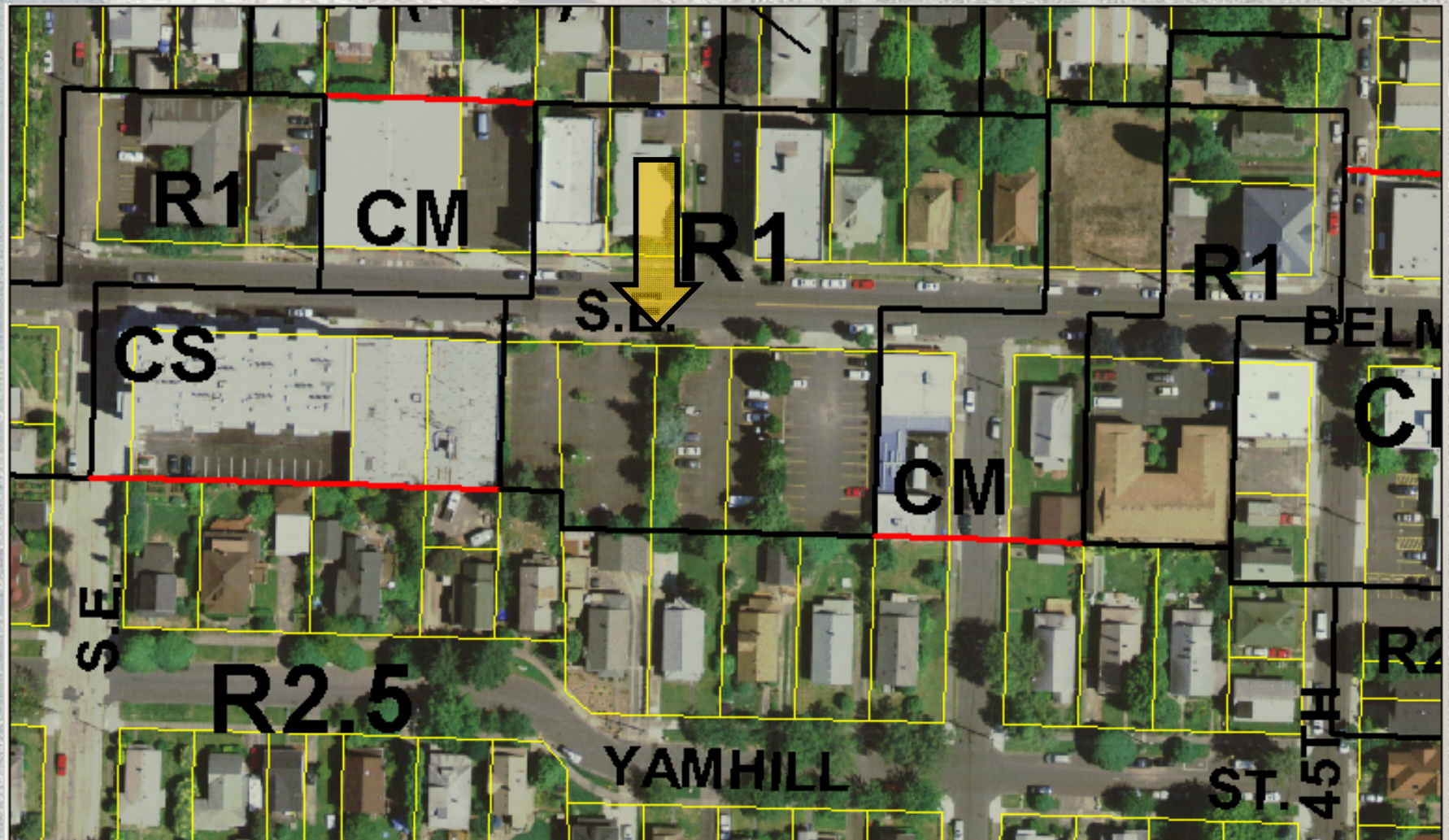
Zoning Proposed



Site Plan



Aerial Photo



Zoning Code Approval Criteria

**33.810.050 A., Comprehensive Plan Map
Amendments**

**33.855.050 A., B., and D., Zoning Map
Amendments**

































Summary of Analysis and Recommendation

Supports all Comprehensive Plan goals, with most relevance to:

- Goal 2, Urban Development;
- Goal 4, Housing;
- Goal 5, Economic Development;
- Goal 6, Transportation.



Summary of Analysis of Zoning Map Amendment

Supports Approval Criteria of 33.855.050:

Criterion A:

CM is more appropriate of the zones with
Urban Commercial designation

Criterion B:

Public Services are adequate to support
more intensive zoning requested

Hearings Officer Recommendation

Approval of an amendment to the Comprehensive Plan Map designation and Zoning Map from R1, Medium-Density Multi-Dwelling Residential, to CM, Mixed Commercial/Residential, with a Comprehensive Plan Map designation of Urban Commercial.