

MARK DANE PLANNING INC.

12725 SW GLENHAVEN STREET, PORTLAND OR 97225, 503-332-7167

MEMO: Proposed Zone Changes tied to the current Comprehensive Plan update

The owner of the following properties has requested that as part of the Comprehensive Plan Update, that the City permit his properties to be changed to zoning that is most similar the current zone:

7409-7411 SW Capitol Hwy, Portland, owned by Health Morton Properties, LLC

Current zoning	Zoning Requested
CS (Storefront Commercial)	CM2

7970 & 7972 SE 13th Ave, & 7956 SE 13th Ave, Portland, owned by Morton Brothers, LLC

Current zoning	Zoning Requested
CS (Storefront Commercial)	CM2

6637 SE Milwaukie Ave, Portland, owned by Claybourne Commons, LLC

Current zoning	Zoning Requested
CS (Storefront Commercial)	CM2

In all cases the properties are currently zoned Store-front Commercial. It is anticipated that should the owner not make a specific request that the City might re-zone the property CM1. This will be a substantive change to the current development rights.

Table IV-1: Summary of Key Commercial/Mixed Use Development Standards

	CM1	CM2	CM3	CE
Base Height Limit (stories)	35' (3)	45' (4)	65' (6)	45' (4)
Base FAR	1.5:1	2.5:1	3:1	2.5:1
Maximum Height Limit with Bonus (stories)	35' (3)	55' (5)*	75' (7)	45' (4)
Maximum FAR with Bonus	2.5:1	4:1	5:1	3:1
Maximum Building Coverage % Inner/East/West Pattern Area	85/75/75	100/85/85	100/85/85	85/75/75
Required Landscaping** % Inner/East/West Pattern Area	15/15/15	15/15/15	15/15/15	15/15/15

* The 55' height limit is allowed only in areas with a Mixed Use – Urban Center Comprehensive Plan designation and in areas with the Mixed Use – Civic Corridor Comprehensive Plan designation where the Design overlay zone is applied.

** In "Inner Neighborhood" pattern areas, required landscaping may be met by choosing among options.

- 1) The current CS zoning permits a maximum height of 45 ft (Table 130-3) as will the CM2. The CM1 zoning would reduce that height to 35-ft (Table IV 1, page 33 MUZP).

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- 2) The current FAR in the CS zoning is 3:1. The CM2 zoning permits a 2.5:1 FAR, while the CM1 zoning restricts the FAR to 1.5:1. While the CM2 zoning would reduce the potential development value of the sites by 17%, the CM zoning would reduce it by 50%.
- 3) To get the CM1 zoning to the 2.5:1 ratio would require that the property received 100% of the onus density. In the CM2 zone this is 4:1
- 4) CS zoning has no maximum lot coverage requirement and no landscaping requirement. The CM2 lot coverage is between 85-100%, while the CM1 zone restrict coverage to 75-85%

It is for these reasons that the current property owner requests that the City work with the owner to protect and preserve as close as possible the current CS zoning standards. The applicant realizes that the City is looking at its Comprehensive Plan designations, not specific zoning. However the owner would like to state his request, and have it placed in the record. It would be appreciated if staff could respond to this request in writing.

Mark Dane