Miscellaneous Zoning Code Update

Public Hearing / Request for Decision

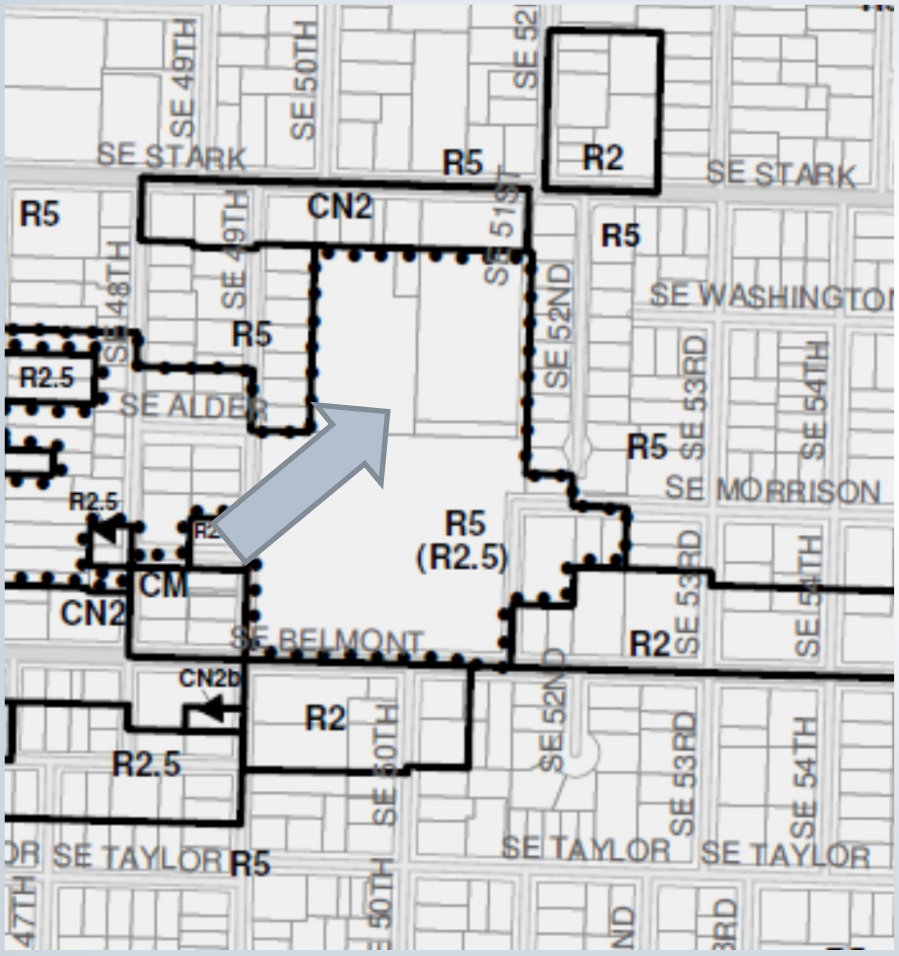
July 26, 2016

Bureau of Planning and Sustainability

Innovation. Collaboration. Practical Solutions.

8 Topical Areas Implement Adopted Comprehensive Plan Policy or Map

1. Allow retail plant nurseries as a conditional use in residential zones.



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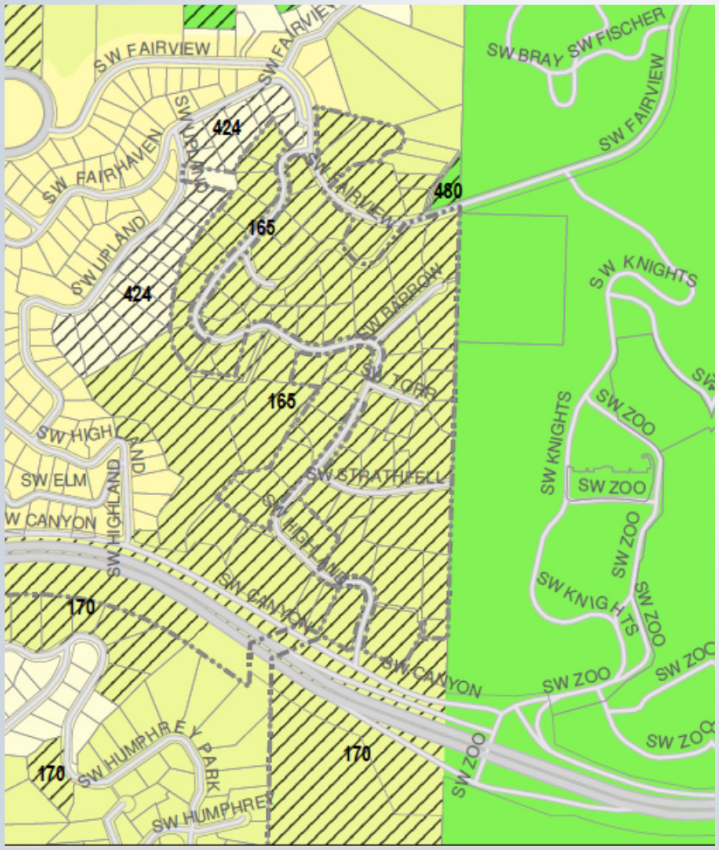
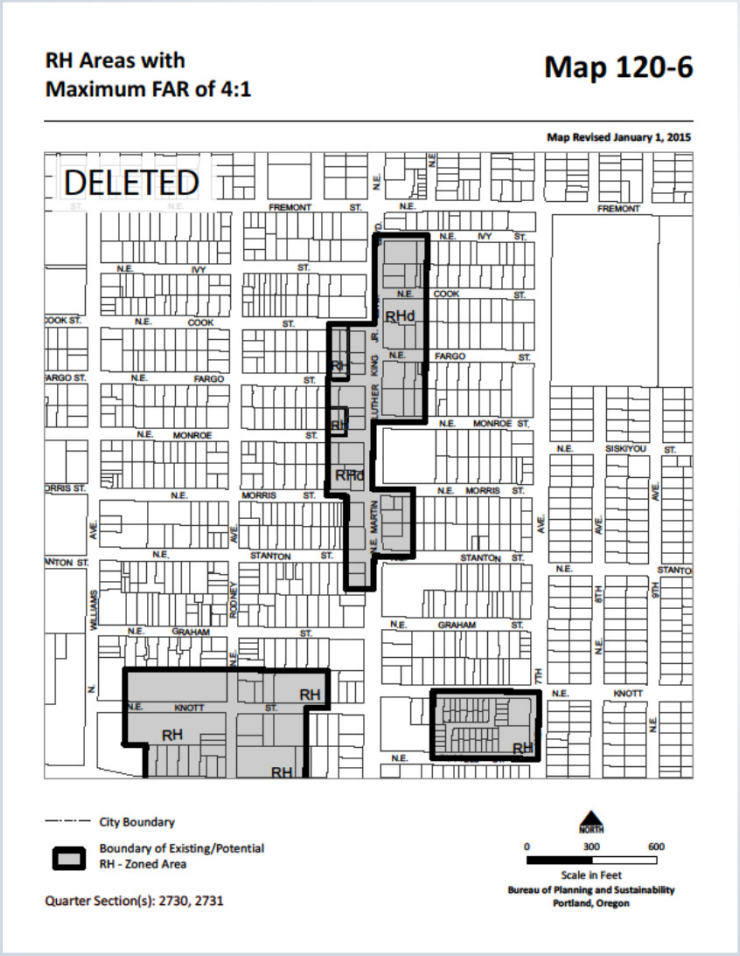
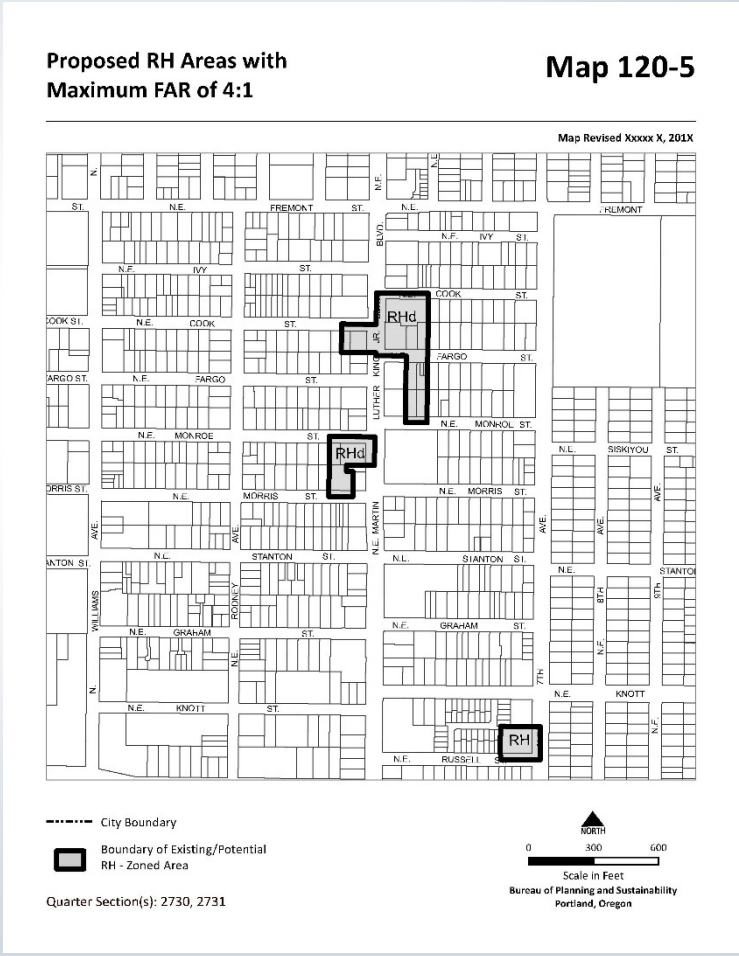
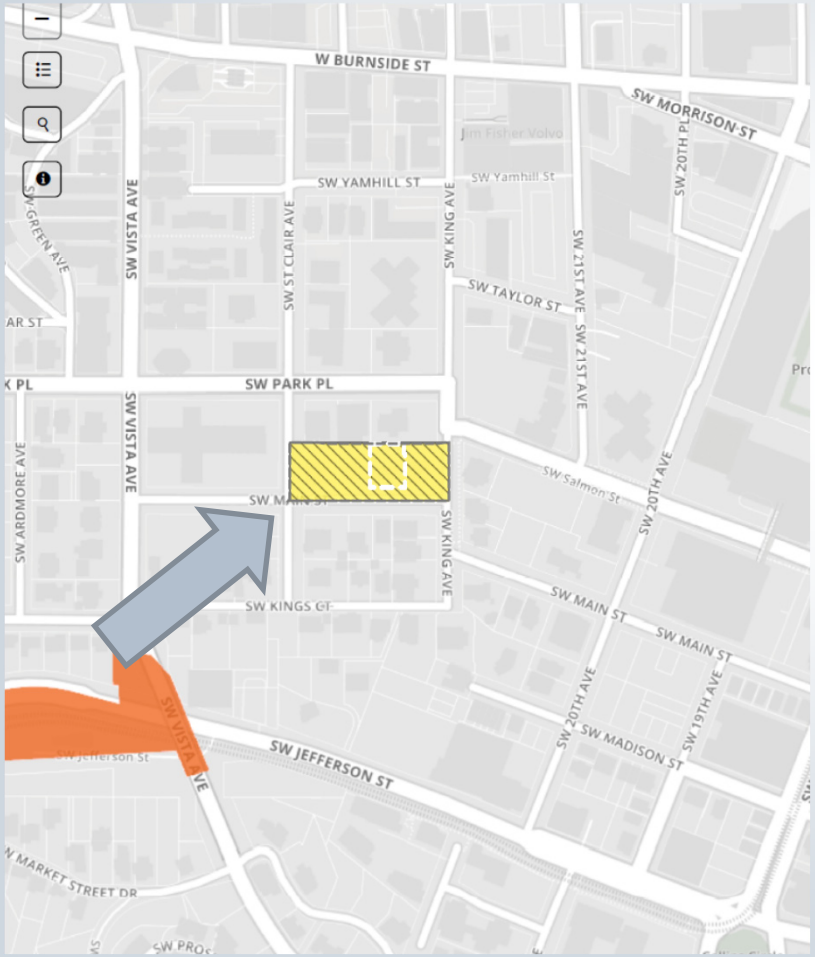


3. Amend the RH zone FAR map series to reflect changes made 2035 Comprehensive Plan Map and Composite Zoning Map.

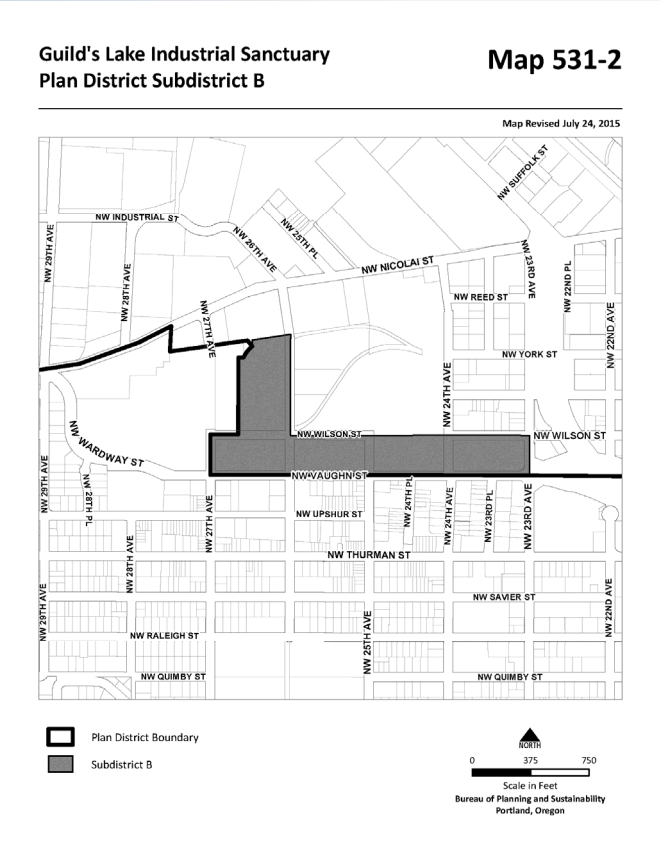


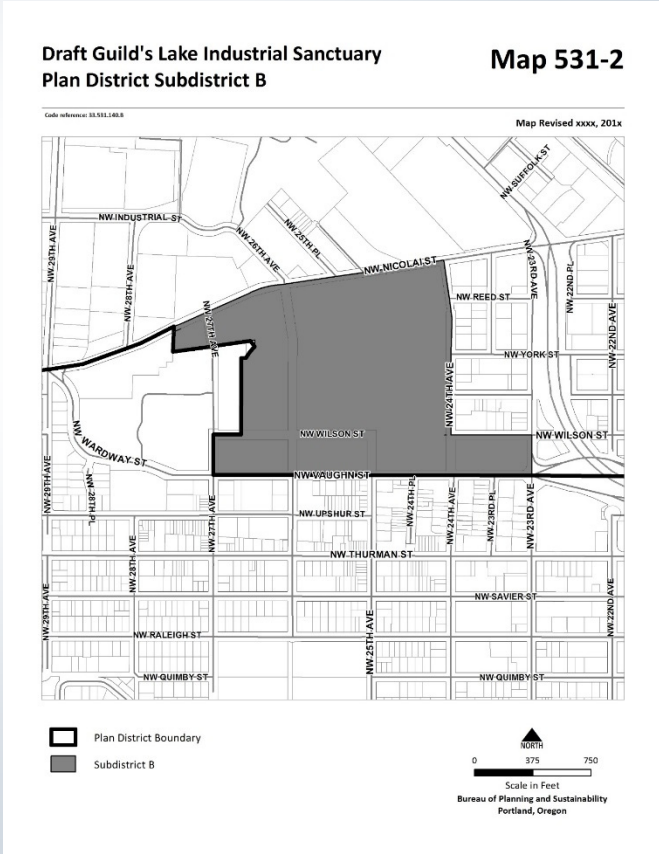


4. Allow established office uses in historic buildings to continue in the R5 zone as an incentive to preserve historic resources.



5. Amend the Guild's Lake Industrial Sanctuary plan district to limit office uses and expand the area where these limits apply.





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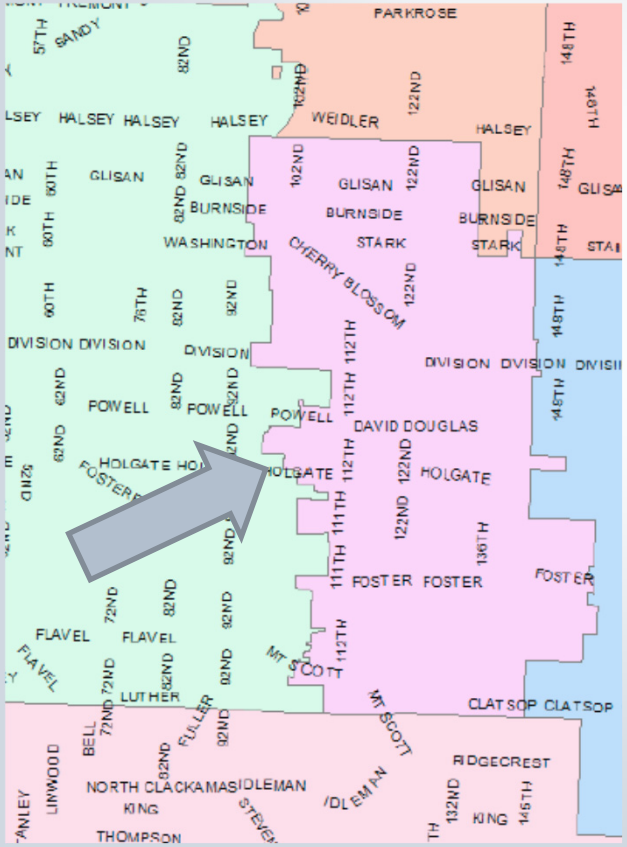

7. Delete requirement for addressing "no-net-loss of housing" policies for quasi-judicial comprehensive plan map amendments and zoning map changes.

- New Policy 5.3 Housing Potential. Evaluate plans and investments for their impact on the supply of housing units that can serve low- and moderate-income households and identify opportunities to meet future demand.

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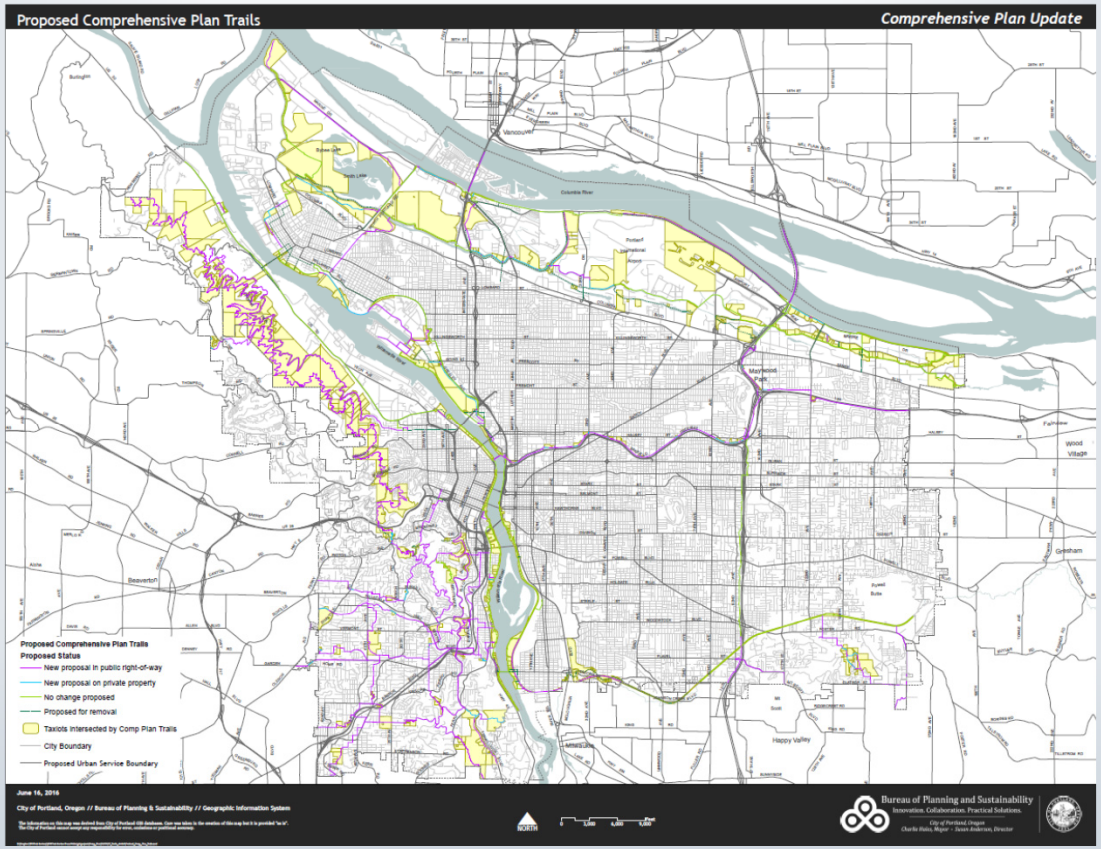

Public Testimony

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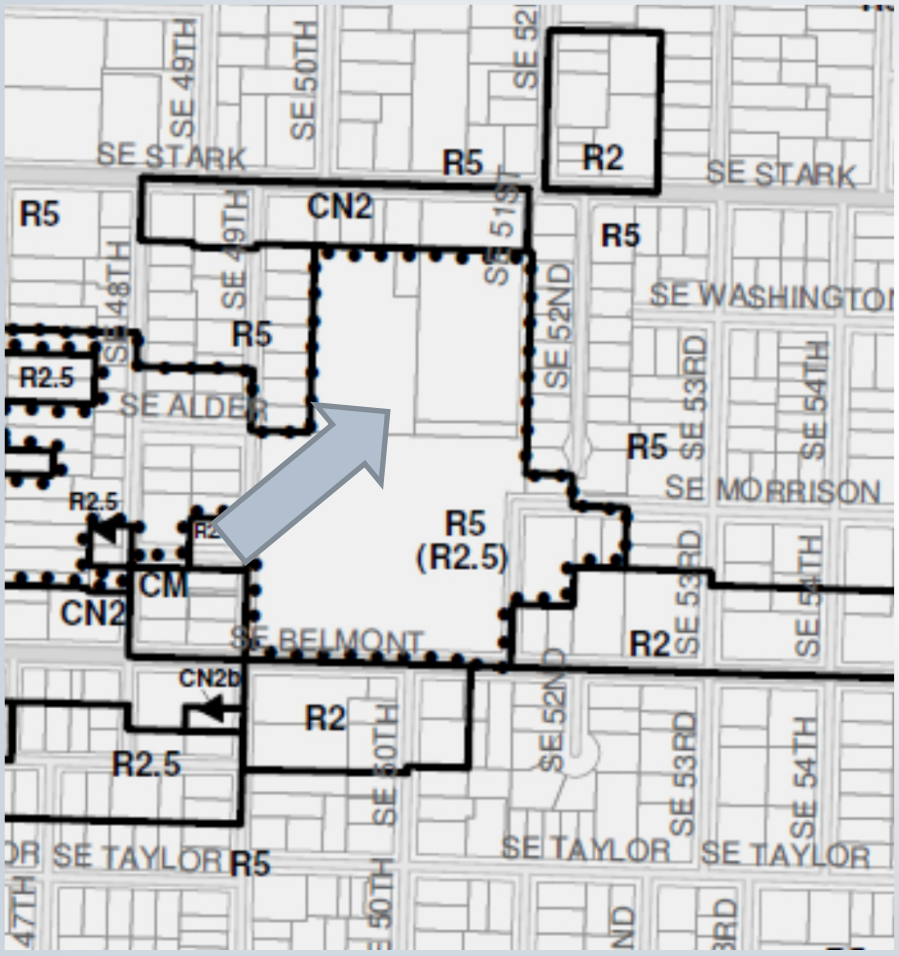

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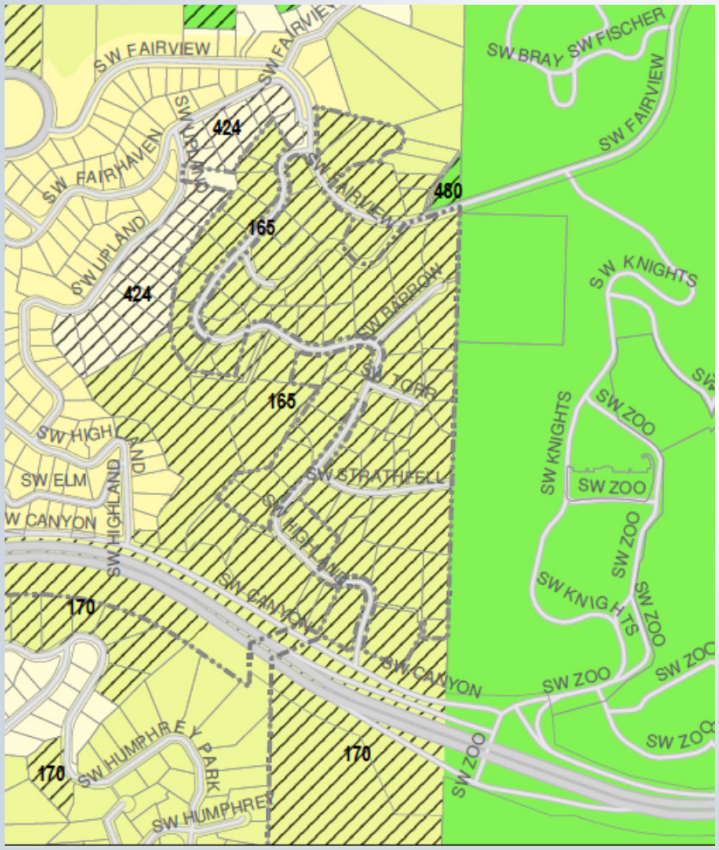

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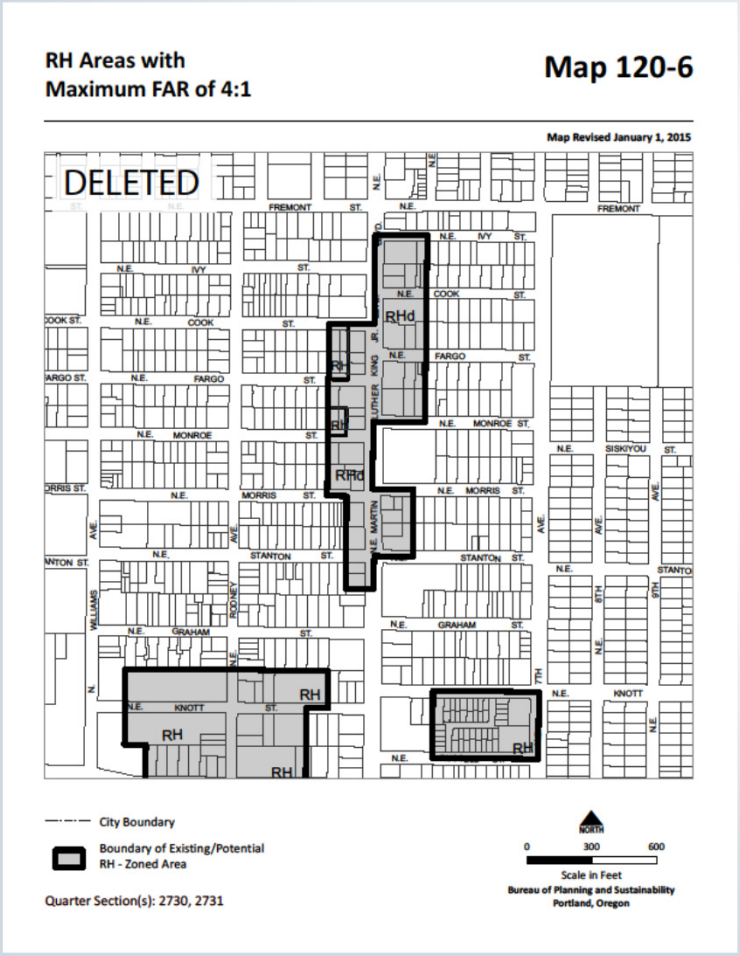

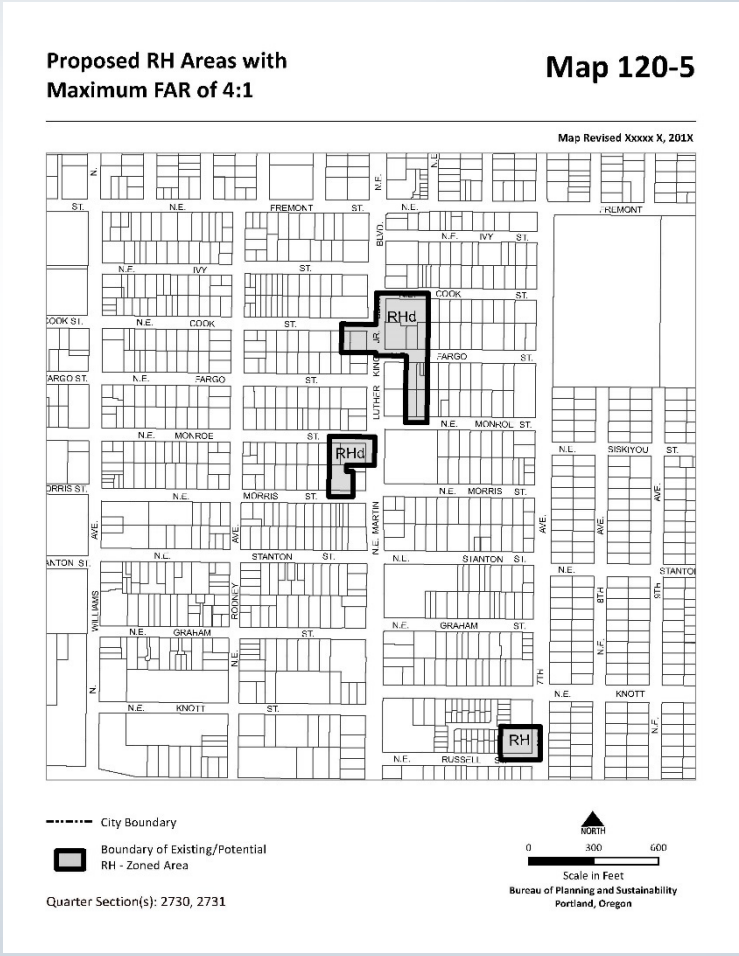

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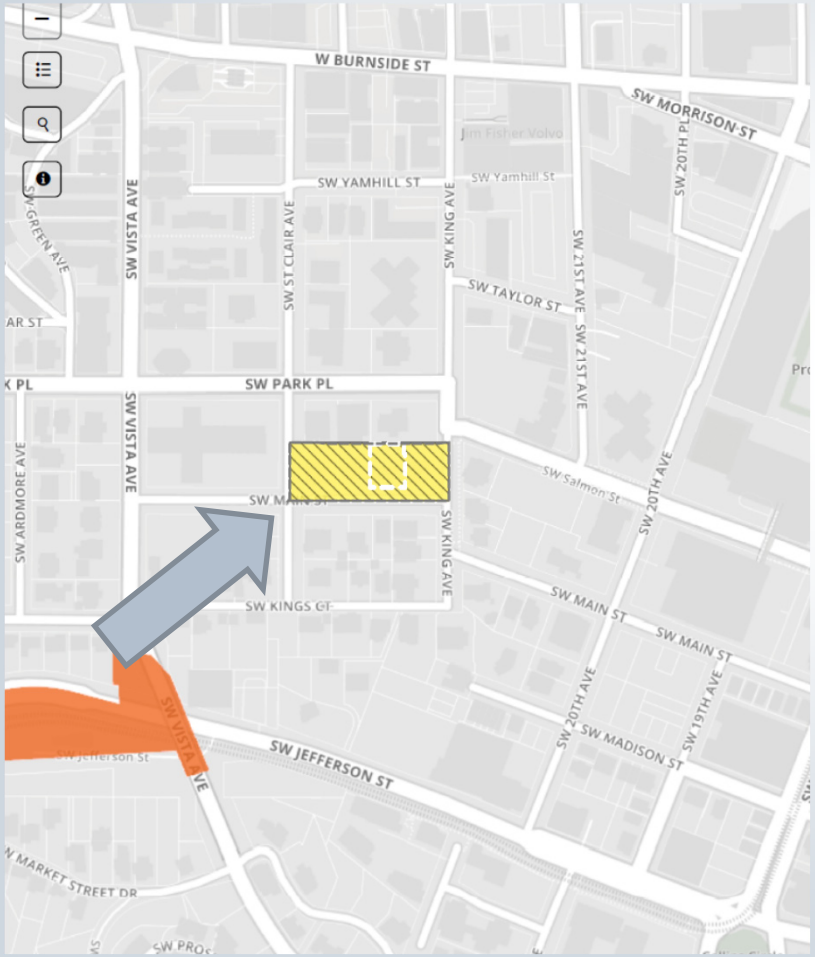

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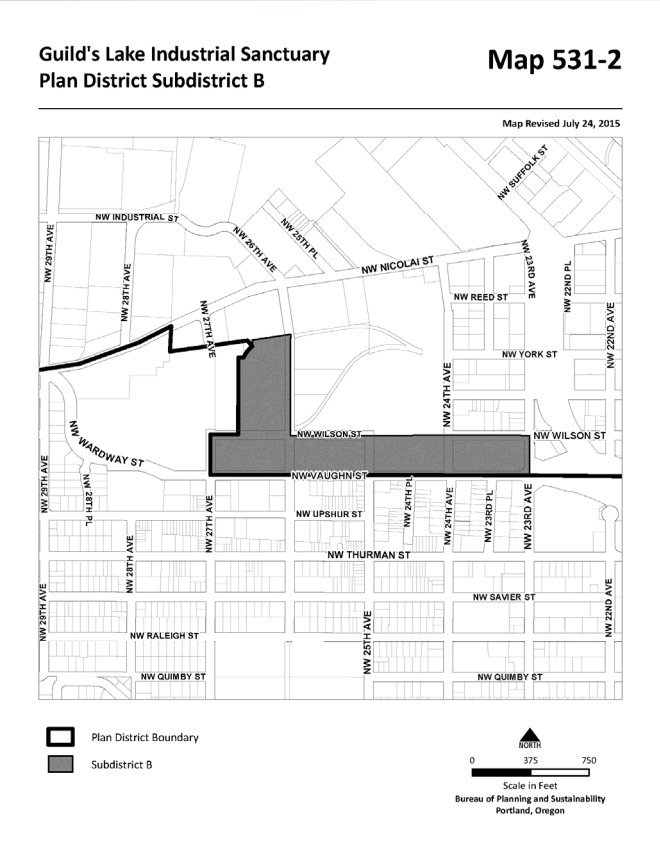

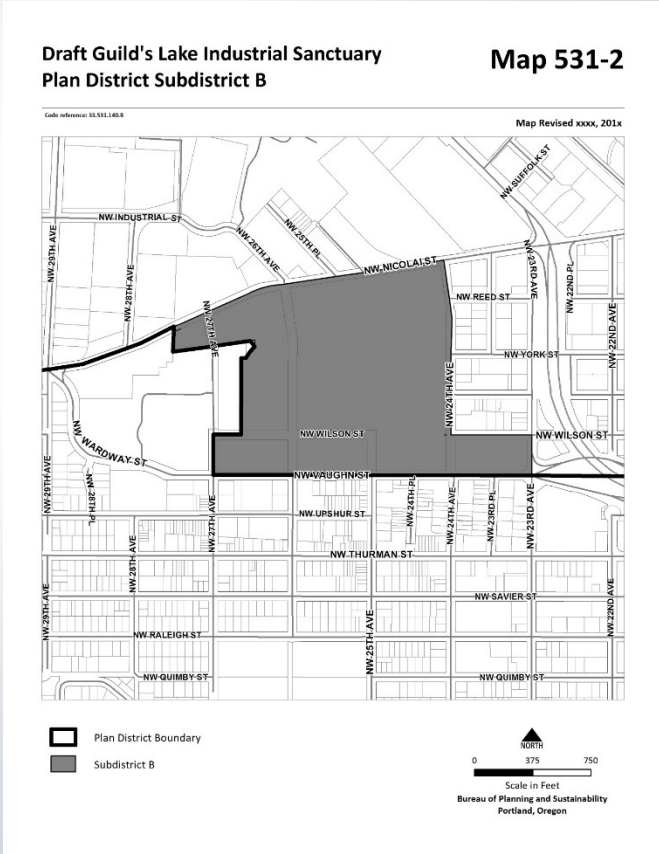

Staff Recommended Text

- 33.531.140.C.

  2. Office use limitation. Office uses are allowed if the net building area devoted to office uses does not exceed a maximum FAR of 1 to 1, except for sites with historic landmarks, for which the net building area devoted to office uses shall not exceed a maximum FAR of 2 to

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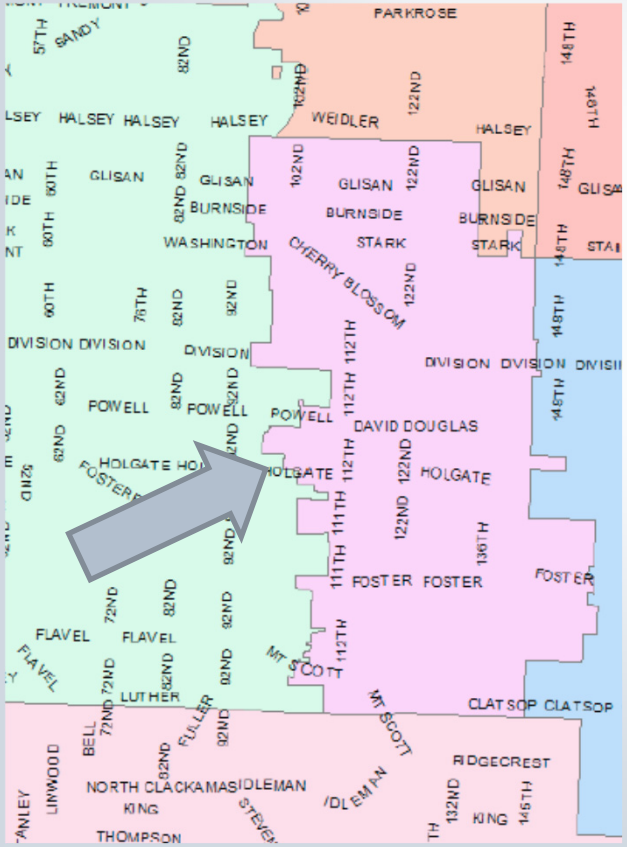

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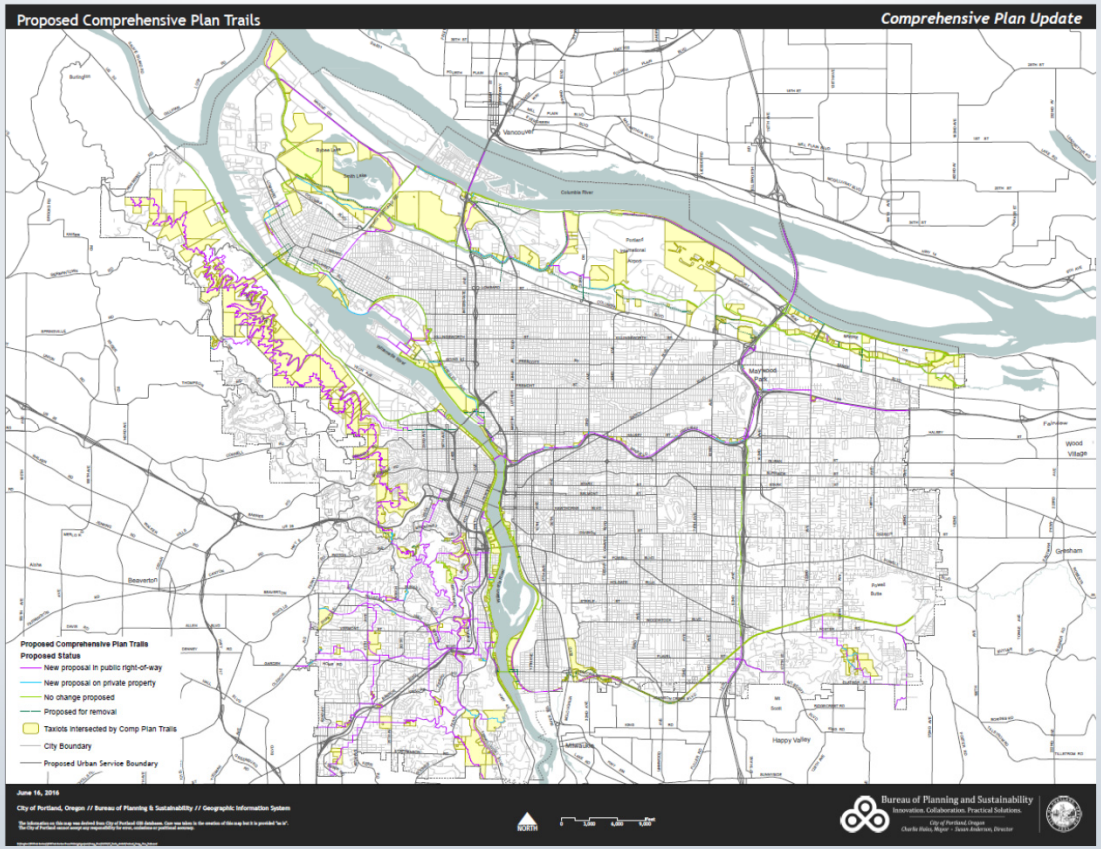
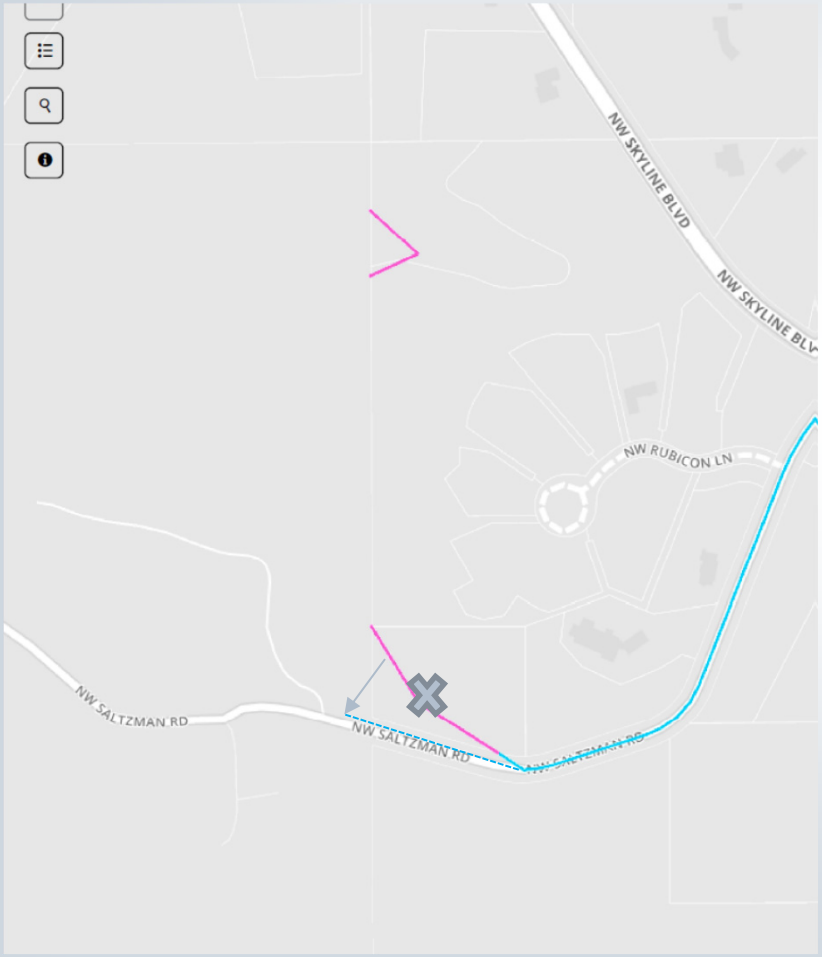
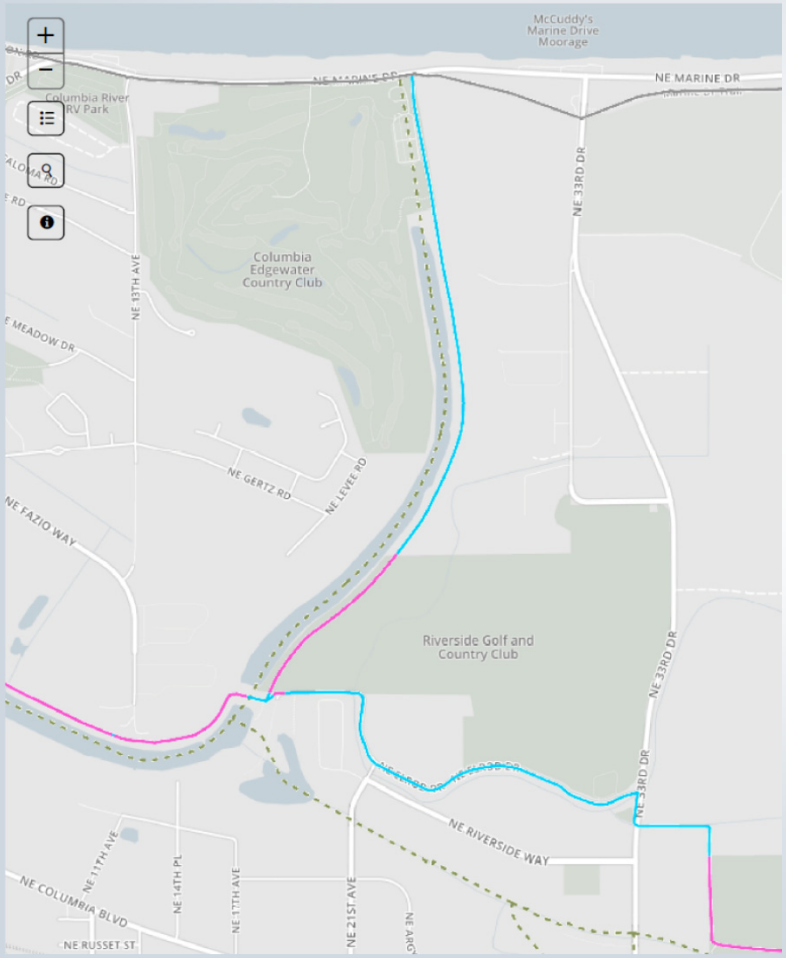
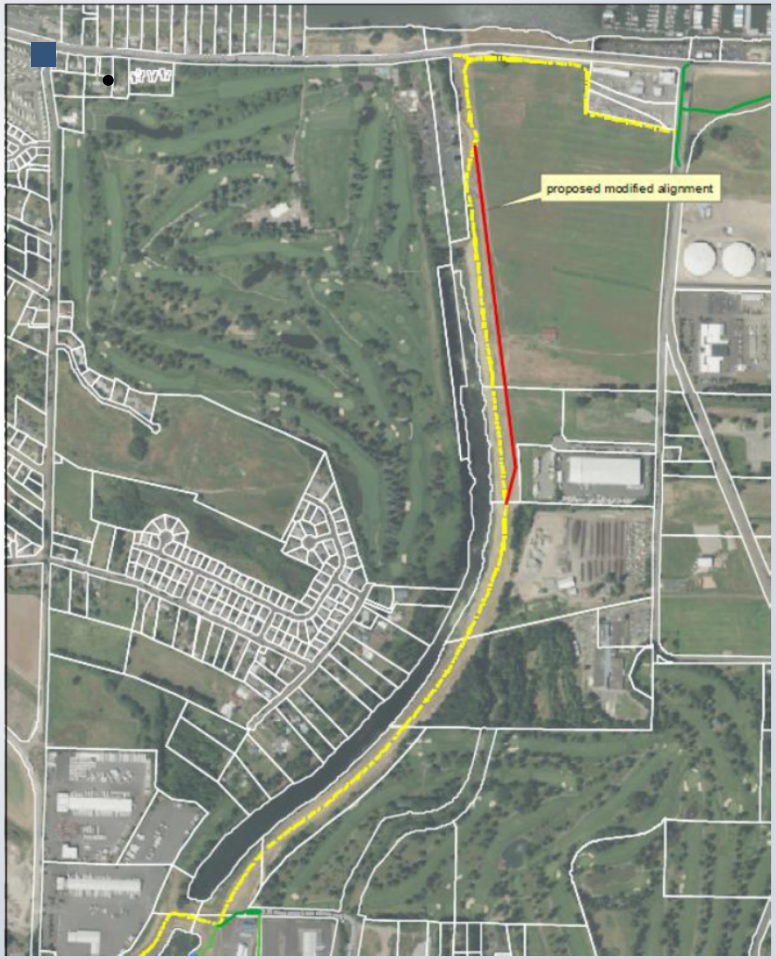


Saltzman Road
Staff Recommendation



Peninsula Canal
Staff Recommendation



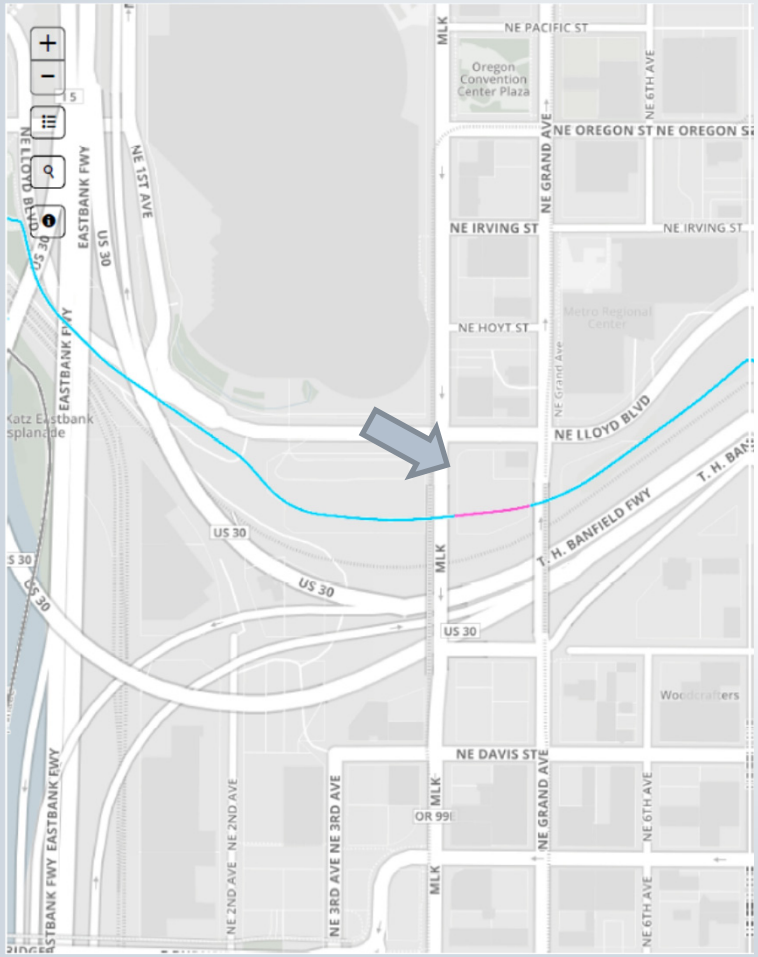


Requested PSC Action

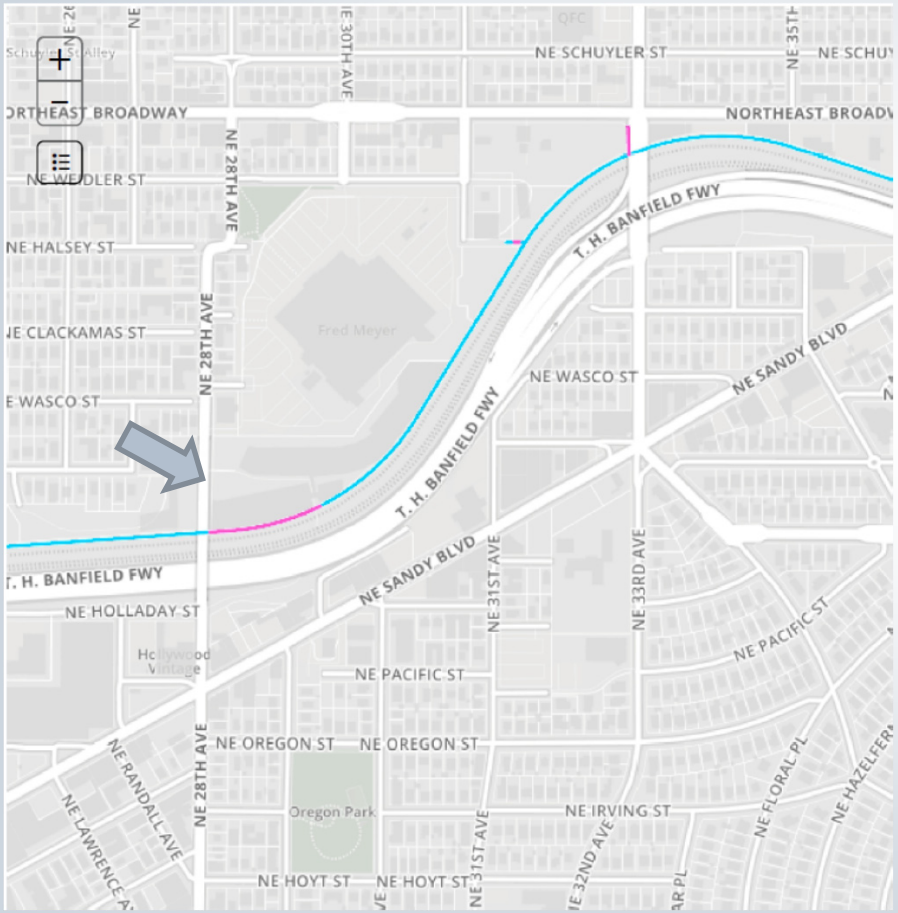
Approve the Miscellaneous Zoning Update Report as presented, subject to:

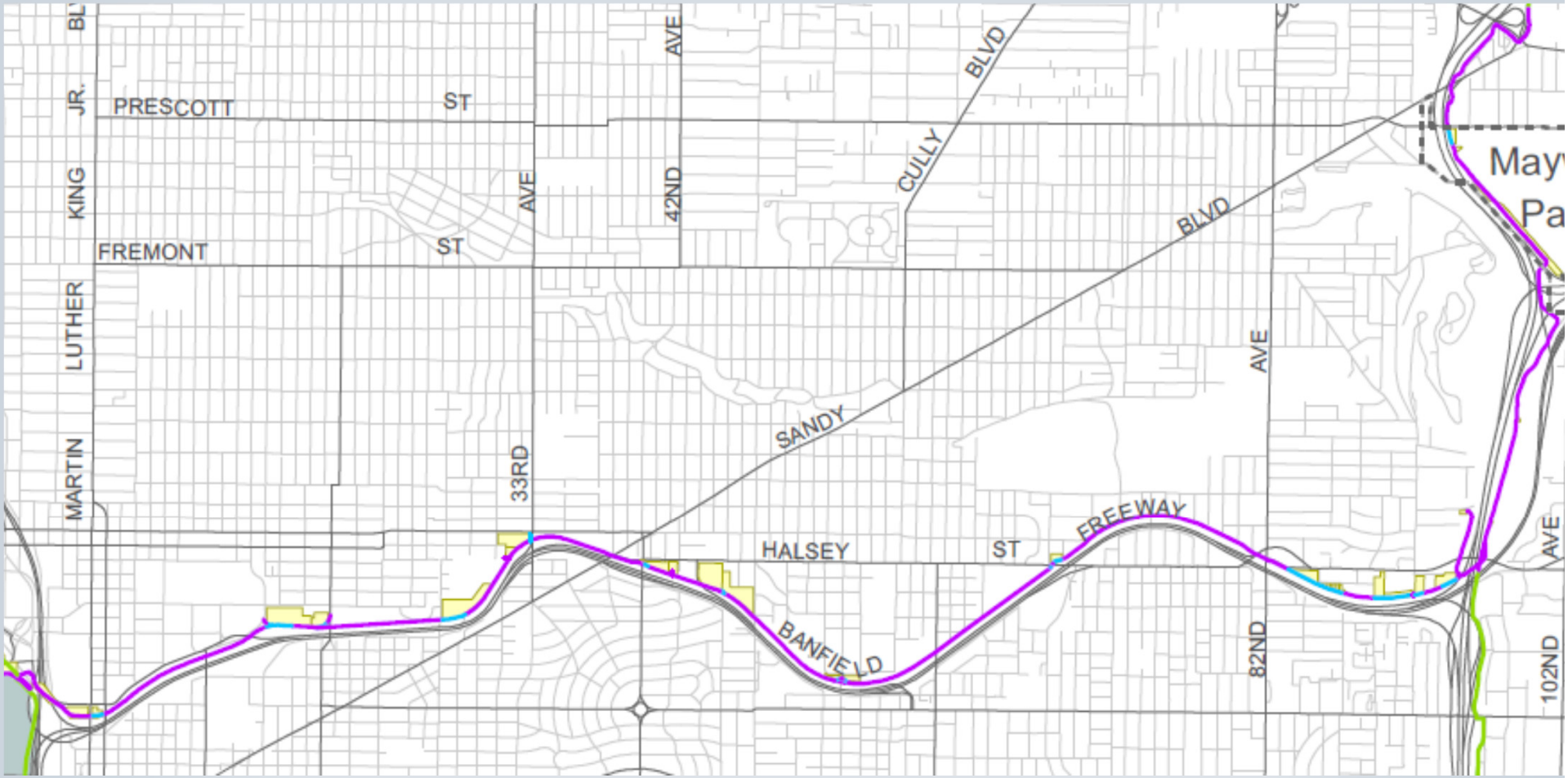
- ❑ Guilds Lake Subdistrict Text Revision.
  - 2:1 FAR (office use) for Historic Properties
- ❑ Major Public Trail Alignment Revisions as presented by staff.
  - Saltzman Road
  - Peninsula Trail

Rich's/Angel Property



Weston Property




BL
JR.
KING
LUTHER
MARTIN
PRESCOTT
ST
FREMONT
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AVE
42ND
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CULLY
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BLVD
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33RD
SANDY
HALSEY
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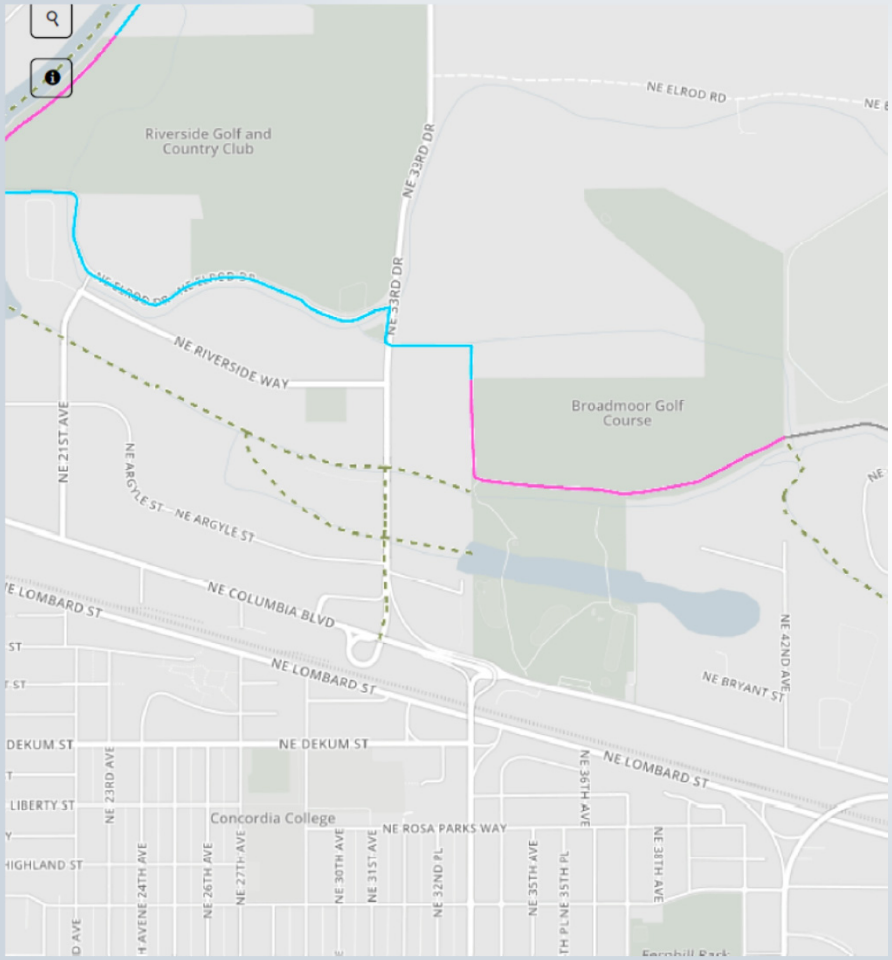
FREEWAY
BANFIELD
82ND
AVE
102ND

Broadmoor


Riverside Golf and Country Club
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NE 33RD DR
NE RIVERSIDE WAY
Broadmoor Golf Course
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NE ARGYLE ST
NE COLUMBIA BLVD
NE LOMBARD ST
NE BRYANT ST
NE 42ND AVE
NE DEKUM ST
LIBERTY ST
Concordia College
NE ROSA PARKS WAY
NE 23RD AVE
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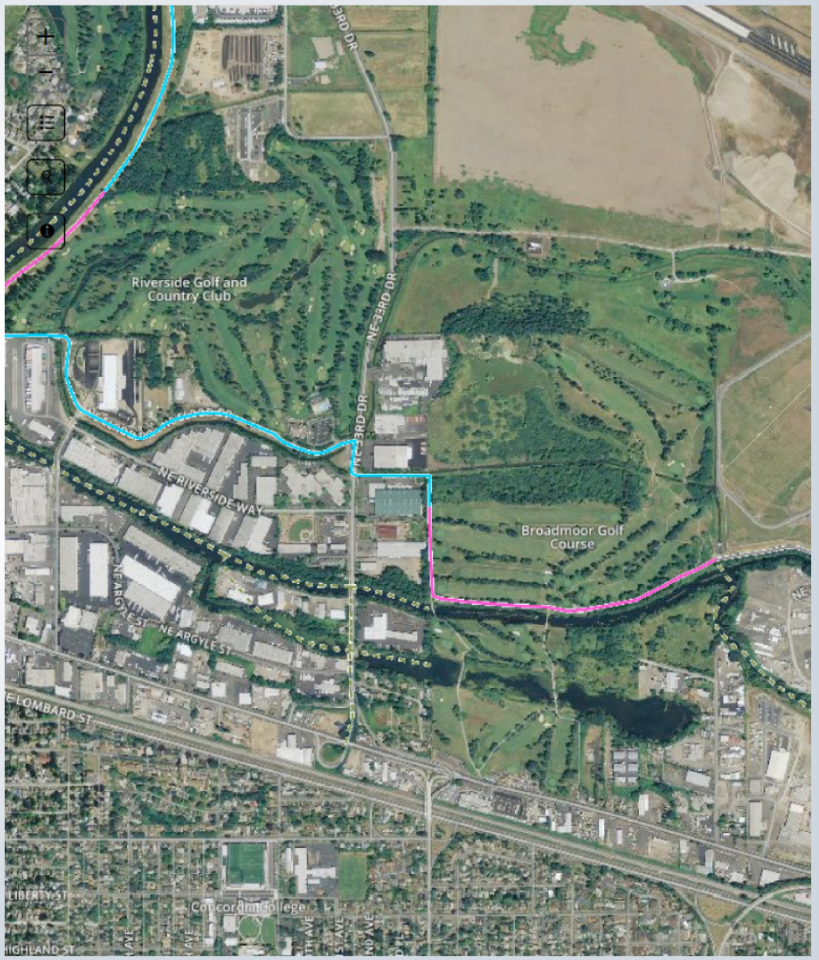
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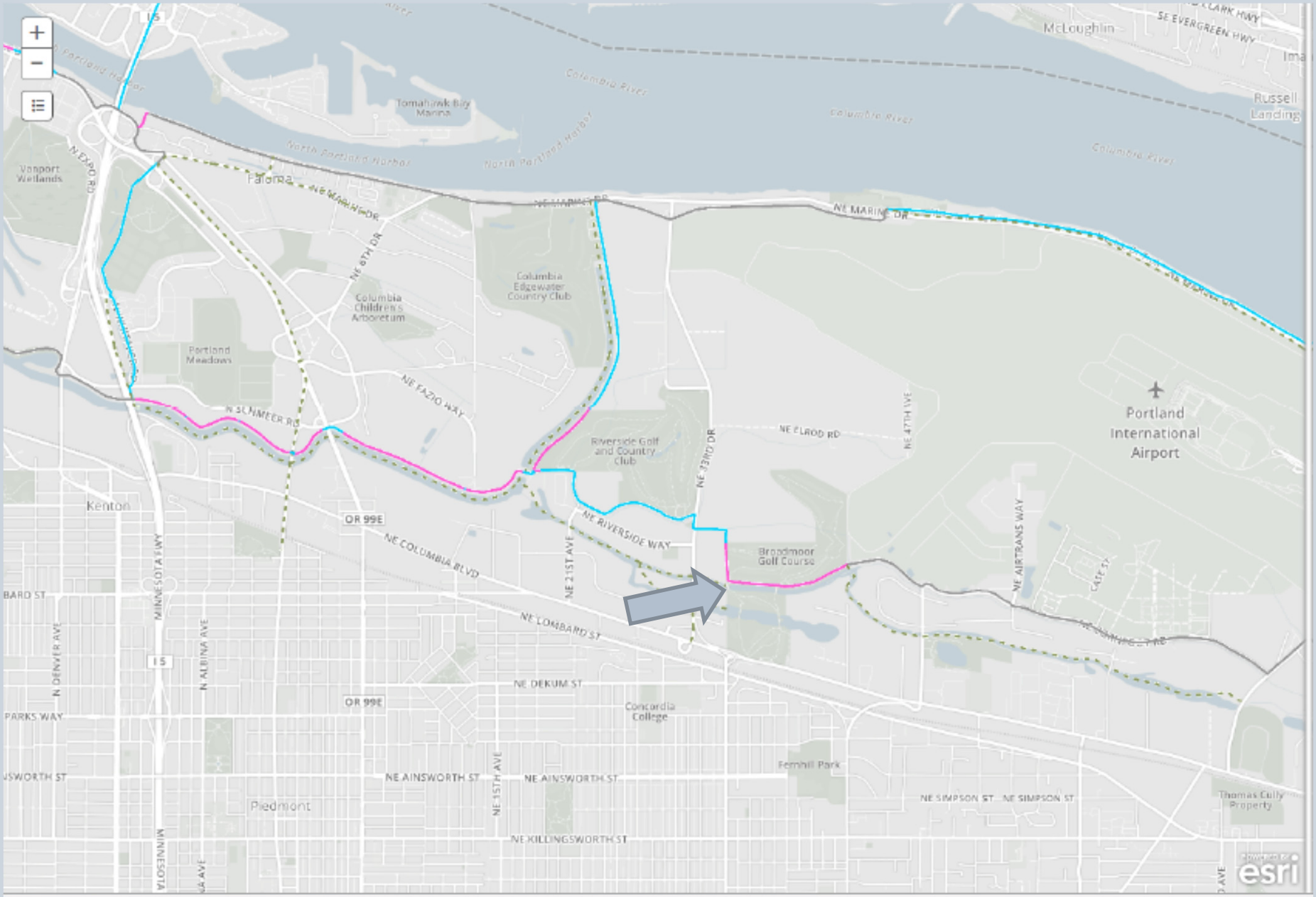
HIGHLAND ST


Columbia River
North Portland Harbor
Tomahawk Bay Marina
Vanport Wetlands
Paloma
NE MARINE DR
NE 6TH DR
Columbia Edgewater Country Club
Columbia Children's Arboretum
Portland Meadows
N SCHMEER RD
NE EAZIO WAY
Riverside Golf and Country Club
NE 33RD DR
NE ELROD RD
NE 47TH AVE
Portland International Airport
Kenton
OR 99E
NE COLUMBIA BLVD
NE RIVERSIDE WAY
Broadmoor Golf Course
NE AIRTRANS WAY
NE LOMBARD ST
NE 21ST AVE
I-5
NE DEKUM ST
Concordia College
Fernhill Park
NE AINSWORTH ST
Piedmont
NE 15TH AVE
NE SIMPSON ST
Thomas Cully Property
NE KILLINGSWORTH ST
McLoughlin
Russell Landing
SE EVERGREEN HWY
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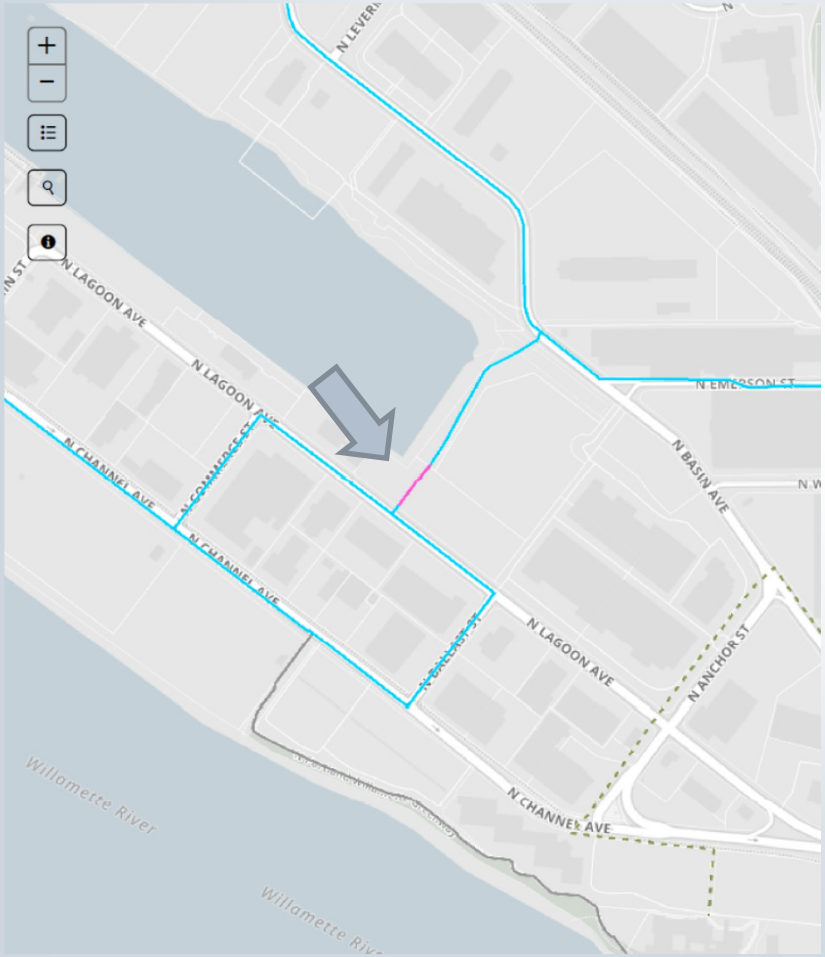
N. Lagoon Ave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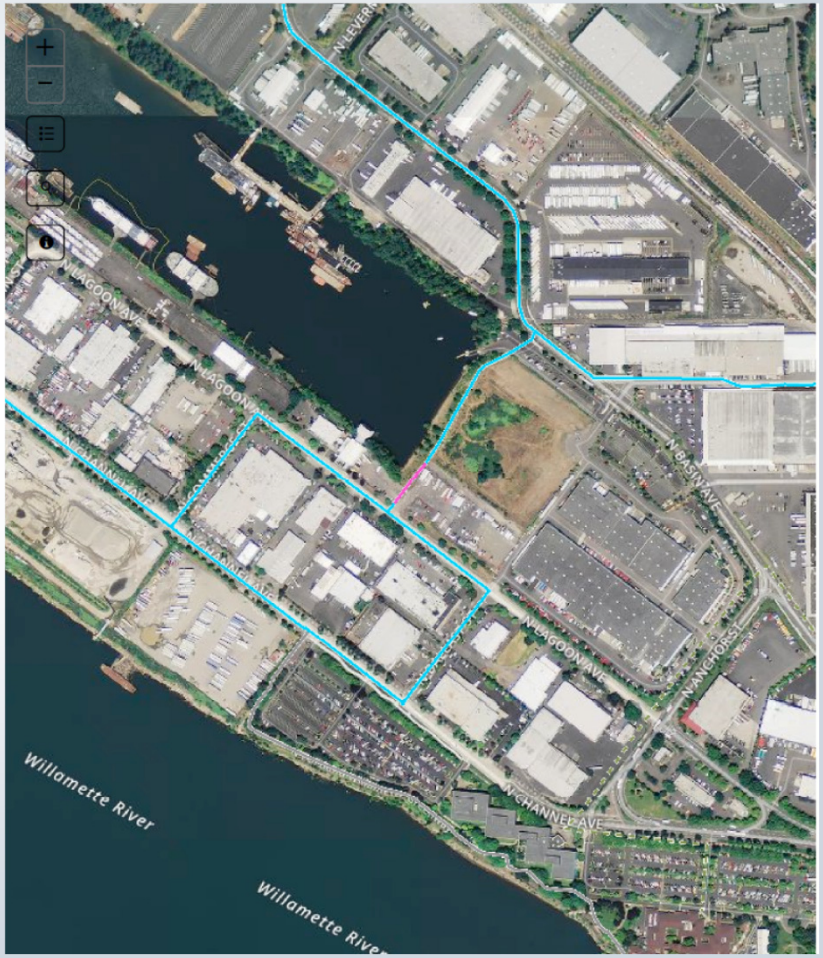
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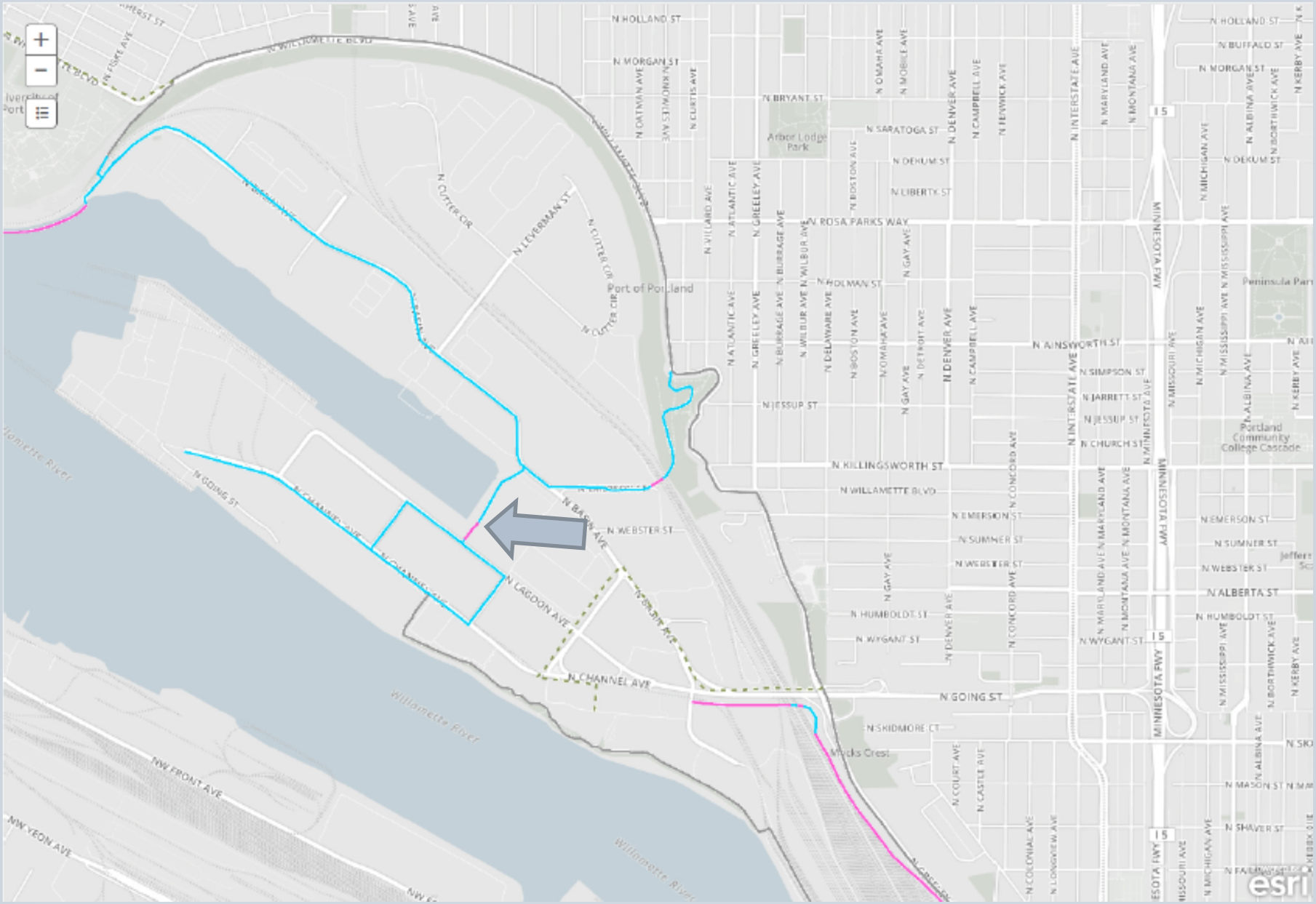
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N LEVERMAN ST
N BASIN AVE
N GOING ST
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NW FRONT AVE
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Questions and Comments?