

## 33.833 Gateway Master Plan Review

# 833

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### **33.833.010 Purpose**

The purpose of this chapter is to provide procedures and establish the approval criteria for Gateway master plan reviews. The approval criteria ensures that the flexibility, additional development capacity, and phasing of change within the Gateway plan district is carried out within the context of desired connectivity, open area, design, mixed-use and other goals for the regional center. The review recognizes that Gateway is in transition from a suburban low-density area to a dense, mixed-use area.

### **33.833.100 Procedure**

Gateway master plan reviews are processed through a Type III procedure.

### **33.833.110 Approval Criteria**

Requests for Gateway master plan review will be approved if the review body finds that the applicant has shown that all of the following approval criteria are met. The proposed Gateway master plan must:

- A.** Be consistent with the Gateway plan district purposes and Urban Design Concept;
- B.** Meet the Gateway Design Guidelines;
- C.** Be consistent with the policy and objectives of the Gateway Regional Center Policy of the Outer Southeast Community Plan;
- D.** Comply with the Portland Master Street Plan: Gateway District;
- E.** The following criterion applies to proposals that will result in more floor area on the site than allowed by the base zone; this includes additional floor area transferred from other sites and that earned from bonuses: Provide adequate and timely infrastructure to support the proposed uses in addition to the existing uses in the area. Evaluation factors include street capacity, level of service, and other performance measures; access to arterials; connectivity; transit availability; on-street parking impacts; access restrictions; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; safety for all modes; and adequate transportation demand management strategies;
- F.** Result in more than one use, such as Residential, Retail Sales And Service, or Office uses, on the site;
- G.** Provide adequate open area to serve the users of the site. The open area must be configured, designed, and located so that it connects to the surrounding area; and
- H.** Guarantee that required housing that is deferred will be built.

- I. Ensure that the appearance, location, and amount of nonresidential uses on residentially zoned portions of the site will not, by themselves or in combination with other nearby development and uses, decrease the desirability of adjacent residentially zoned areas for the retention of existing housing or development of new housing. Considerations include the proposed amounts of each use, building scale and style, setbacks, location of parking and vehicle access, landscaping, and other design features.

**33.833.200 Amendments to a Gateway Master Plan**

- A. Minor amendments to a master plan are processed through a Type II procedure. The following are considered minor amendments:
  1. Increases in overall floor area of development of up to 10 percent.
  2. Increases in parking of up to 10 percent.
  3. Revisions to the connectivity element pertaining to right-of-way width and phasing of dedication and construction.
- B. All other amendments to a master plan are processed through a Type III procedure.
- C. Approval criteria for amendments are those in Section 33.833.110.

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