

IMPACT STATEMENT

Proposal:

The request is not for a legislative action, but instead is a Type III Quasi-Judicial Comprehensive Plan Map Amendment from Low-Density Multi-Dwelling to Neighborhood Commercial, and a Zoning Map Amendment from Residential 2,000 (R2) to Neighborhood Commercial 1 (CN1).

Contact name: Amanda Rhoads, Land Use Services
Contact phone: 503-823-7837
Presenter name: Amanda Rhoads

Purpose of proposal and background information:

The request is not for a legislative action, but instead is a Type III Quasi-Judicial Comprehensive Plan Map Amendment from Low-Density Multi-Dwelling to Neighborhood Commercial, and a Zoning Map Amendment from Residential 2,000 (R2) to Neighborhood Commercial 1 (CN1) for property located at 5901 SE Belmont Street. Quasi-Judicial Procedures described in Zoning Code Chapter 33.730, commonly known as "Land Use Reviews" are handled by the Bureau of Development Services. Quasi-judicial procedures specifically describe the City Council as the decision-maker for Type III Comprehensive Plan Map Amendment and concurrent review requests, per 33.730.030.E.3.

In this case, the Land Use Review includes a Comprehensive Plan Map Amendment and Zoning Map Amendment. The Hearings Officer has submitted a recommendation of approval. Staff will be presenting the Hearings Officer's recommendation at the hearing.

Financial and budgetary impacts:

This is not a legislative action, but rather a Type III quasi-judicial land use review to change the Comprehensive Plan Map and Zoning Map designations on the site. The request comes from the property-owner of the subject site. As such, this request has no impact on generating or reducing revenue coming to the City.

Community impacts and community involvement:

Any impacts associated with the requested Comprehensive Plan Map and Zoning Map Amendments are identified in the Hearings Officers recommendation on this land use review, which was forwarded to the City Council (LU 16-292724 CP ZC). Staff and the Hearings Officer have analyzed the anticipated impacts. The Hearings Officer's recommendation speaks to these under the applicable approval criteria. In summary, the Hearings Officer found the requested Comprehensive Plan Map Amendment was, on balance, equally or more supportive of the relevant Comprehensive Plan goals and policies than the existing designation on the site. The Hearings Officer found the request for a Zoning Map Amendment will have no impacts to public services.

The Zoning Code requires for a Type III Land Use Review that public notice be mailed to property owners within 400 feet of the subject site and that the site be posted for a minimum of 30 days prior to the first hearing before the Hearings Officer. The notice also goes to the

neighborhood association and any city-recognized business associations. Notice of the City Council hearing was also mailed to all the individuals and organizations described above. Hearings are also posted on the BDS website. There are no other public involvement efforts on the part of city staff.

A written Notice of Proposal was sent to the above-referenced entities notifying them of the proposal and requesting comment on the proposal. The notice also informed them of the opportunity to testify at the Hearings Officer public hearing. No written comments were received in response to the Notice of Proposal from area residents; a letter of support from the Mt. Tabor Neighborhood Association was included in the original application.

Budgetary Impact Worksheet

Does this action change appropriations?

- YES:** Please complete the information below.
 NO: Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount