



Public invited to comment on Comp Plan/Zoning Map changes in Map Refinement Project Discussion Draft

City Council directs Map Refinement Project to evaluate additional properties

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A new package of Comprehensive Plan Map and/or Zoning Map changes is now ready for public review and comment. The Map Refinement Project Discussion Draft contains 144 items that are being evaluated for possible map changes; specifically:

- ▶ 84 Comprehensive Plan Map designation and/or Zoning Map base zone changes, and
- ▶ 60 overlay zone changes.

The scope of the Map Refinement Project was shaped by City Council's Refinement Directive (Exhibit O) during the final stage of the Comprehensive Plan Update process in December 2016. In addition, there are several sites where development has been approved under old land use designations, prompting possible reconsideration of the new designations scheduled to go into effect in 2018.

This is also an opportunity to make additional technical corrections to the adopted map.

[What is the difference between the Zoning Map and the Comprehensive Plan Map?](#)

Summary of Potential Map Changes

Many of the items in the Map Refinement Discussion Draft reflect simple map corrections to the Comprehensive Plan Map designations and/or Zoning Map base or overlay zones. This will ensure that regulations are implemented in alignment with policy direction in the 2035 Comprehensive Plan.

Highlights include:

- ▶ [Exhibit O – Further Refinement Directive](#), dated December 2016
- ▶ Reconciliation of Bureau of Development Services land use reviews between January 2013 and June 2017
- ▶ Reconciliation of nonconforming development, as appropriate, constructed between January 2013 and June 2017
- ▶ Technical map changes (e.g., affordable housing, City bureau coordinated, nonconforming commercial uses, overlay zone modifications, split zones)

[Read the Map Refinement Project Discussion Draft](#)

The comment period for the Map Refinement Discussion Draft ends at 5 p.m. on Monday, July 31, 2017.

Please submit comments by mail to 1900 SW 4th Avenue, Suite 7100, Portland, OR 97201, Attn: Map Refinement Project or by email: cpmaprefinement@portlandoregon.gov.

Next Steps

Staff will consider comments on the Discussion Draft to create a Proposed Draft, which will be presented to the Planning and Sustainability Commission (PSC) for a public hearing in October 2017. The PSC will consider public testimony and then forward a recommendation to City Council for consideration and additional public review before they vote to adopt the amendments next year.

For more information, visit: <https://www.portlandoregon.gov/bps/73388>.

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