



Bureau of Planning and Sustainability

Innovation. Collaboration. Practical Solutions.

MEMO

DATE: October 13, 2016

TO: City Council

FROM: Eric Engstrom, Bureau of Planning and Sustainability, Principal Planner

CC: Susan Anderson, Bureau of Planning and Sustainability, Director
 Joe Zehnder, Bureau of Planning and Sustainability, Chief Planner

SUBJECT: 2035 Comprehensive Plan Early Implementation
 Zoning Map Amendments, Zoning Code Amendments and Title 17 —
 Recommended Draft Errata Sheet #2

ZONING MAP ERRATA:

District	Neighborhood	Address	Taxlots(s)	Errata Description
East	Hazelwood	Multiple (within Map Change Area #278)	R184490, R184492, R184493, R206565, R206567, R206599, R206601, R206602, R206603, R206604, R206605, R206606, R206607, R206608, R250763, R250764, R250767, R250769, R250772, R250774, R250776, R250777, R250780, R250781, R250783, R250784, R250786, R250787, R250788, R250789, R250790, R250790,	Remove the Design 'd' Overlay from these properties changing from EX to EG.



District	Neighborhood	Address	Taxlots(s)	Errata Description
			R250791, R250792, R250793, R250794, R250795, R250796, R250797, R250798, R250799, R250800, R250801, R250802, R250803, R250804, R250805, R250806, R250807, R250808, R250809, R250810, R250811, R250812, R250813, R250814, R250815, R250816, R250817, R250818, R250819, R250820, R250821, R250826, R250827, R250828, R250830, R250831, R250832, R250833, R250834, R250835, R250836, R250837, R250383, R250839, R250840, R258868, R258870, R258871, R263224, R319453, R319498, R319503, R319505, R319506, R319507, R319508, R319509, R319577, R319580, R319590, R319591, R319592, R319593, R319594, R319595, R319596, R319597, R319608, R319633, R319650, R319656, R319674, R527082, R606637	
East	Hazelwood	NE COUCH ST, 9648 NE COUCH ST, 9648 WI/ NE COUCH ST, 17 WI/ NE 97TH AVE, 17 NE 97TH AVE	R263225, R263226, R263227, R263228, R263230	Remove the Design 'd' Overlay from these properties changing from RX to EG.



ZONING CODE ERRATA:

1. Fix missing strike-through and underline:

33.740.020 Commission Review

- A. Hearing required. A Commission must hold at least one public hearing before recommending action on a legislative matter.
- B. Public notice for the hearing.
 - 1. Notice area. The notice must be ~~mailed~~provided to the regional transit agency, Metro, Multnomah County, the Oregon Department of Transportation, the Department of Land Conservation and Development, all recognized organizations within the subject area, all recognized organizations, counties and municipalities within 1000 feet of the subject area, affected bureaus, special service districts, and school district, and interested persons who have requested such notice. Notice must also be published in a recognized newspaper.
 - 2. Notice time frame. The notice must be ~~mailed~~provided at least 350 days prior to the first public hearing.
 - 3. Notice content. The notice must contain the date, time and location of the first hearing, a summary of the legislative matter subject to the hearing, a map or description of the area affected by the legislative matter, and instructions on how to obtain a copy of the staff proposal and how to testify.

2. Correct step-down heights in Table 130-2:

Table 130-2						
Summary of Development Standards in Commercial/Mixed Use Zones						
Standards	CR	CM1	CM2	CM3	CE	CX
Step-down Height (see 33.130.210.B.2)	NA					
- within 25 ft. of lot line abutting RF-R 2.5 zones		35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
- Within 25 ft. of lot line abutting R3, R2, R1 Zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.
- Within 15 ft. of lot line across a local service street from RF – R2.5 Zones	NA	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
- Within 15 ft. of lot line across a local service street from R3, R2, R1 Zones	NA	NA	45 ft.	45 ft.	45 ft.	45 ft.



3. Correct Chapter 33.415 table of contents—delete 33.415.400 because that section does not appear in the chapter:

33.415 Centers Main Street Overlay Zone

415

Sections:

General

- 33.415.010 Purpose
- 33.415.020 Short Name and Map Symbol
- 33.415.030 Where These Regulations Apply

Use Regulations

- 33.415.100 Prohibited Uses
- 33.415.200 Required Ground Floor Active Use

Development Regulations

- 33.415.300 Prohibited Development
- 33.415.310 Minimum Floor Area Ratio
- 33.415.320 Maximum Building Setbacks
- 33.415.330 Location of Vehicle Areas
- 33.415.340 Ground Floor Windows
- 33.415.350 Entrances
- 33.415.410 Additional Use and Development Standards in the CM1 Zone

