

Discussion Items and Proposed Amendments to the Map Refinement Project Recommended Draft

This list contains discussion items and amendments proposed by the Portland City Council. Amendments are organized by new map changes, modifications to PSC recommended maps changes and the consent package (technical map change additions and errata).

Note to Commissioners: Under the “Discuss” column, a check mark indicates items Commissioners have identified for discussion or for which staff recommends discussion. Please let us know before or during Council proceedings if there are additional items you wish to discuss. Other items will be considered consent unless Commissioners specifically ask to discuss them.

A. Council Amendments: New Map Changes

#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
1	Commissioner Eudaly	Council Amendments: New Map Changes	919 N COOK ST Boise Neighborhood Comp Plan: No change Zoning: EXd to CM3d	Applying CM3d zoning will reconcile a zone change from IG1 to EXd approved on March 1, 2018 for LU 17-270894 ZC. Outside of the Central City Plan District, CM3d zoning is applied where EXd zoning was mapped.	Support.	<input type="checkbox"/>
2	Commissioner Eudaly	Council Amendments: New Map Changes	6261 N CECELIA ST St Johns Neighborhood Comp Plan: Mixed Employment (ME) to Multi-Dwelling 2,000 Zoning: EG2 to R2	Applying the R2 zone will reconcile the conditional use approval for a 21-unit residential building in the EG2 zone on December 12, 2017 for LU 17-266782 CU.	Support.	<input type="checkbox"/>
3	Commissioner Eudaly	Council Amendments: New Map Changes	4250 S/ NE PORTLAND HWY (R317604) Cully Neighborhood Comp Plan: No change Zoning: R10 to R5	Applying the R5 zone will reconcile a zone change from R10 to R5 and a planned development for 18 multi-dwelling residences approved on March 7, 2018 for LU 17-199218 ZC PD.	Support.	<input type="checkbox"/>

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4	Commissioner Fish Michael Jordon, Director, Bureau of Environmental Services (BES)	Council Amendments: New Map Changes	4404 SE UMATILLA ST (R274996, R274997), 8821 SE LAMBERT ST (R154076, R146078, R154078, R578700), 8609 SE LAMBERT ST, 8715 SE LAMBERT ST, No site address (R154077), 15440 SE MARTINS RD, 4305 SE HARNEY ST, No site address (R275457, R275458), No site address (R314285), 1313-1315 NE GERTZ RD, No site address (R305703, R305707, R305710, R305714, R305716, R305717, R305718), No site address (R674938, R674937, R674939), 4215 SE TENINO ST Multiple Neighborhoods Citywide Comp Plan: Various residential Comprehensive Plan Map designations to Open Space Zoning: Various residential zones to OS	Applying Open Space (OS) zoning for the Bureau of Environmental Services to update their public property inventory (environmental zoning would not change, nor the plan district).	Support.	<input type="checkbox"/>
5	Commissioner Fish Albertina Kerr	Council Amendments: New Map Changes	424 WI/ NE 22ND AVE, 2307 NE FLANDERS ST Kerns Neighborhood Comp Plan: Multi-Dwelling 1,000 to Mixed Use Urban Center (MU-U) Zoning: R1 to CM3d	Applying the CM3d zone will address the split-zoned nature of the site, acknowledge the thrift shop, a nonconforming commercial use, and facilitate redevelopment of this eastern portion of the site.	Support.	<input checked="" type="checkbox"/>
6	Commissioner Fritz Brett Horner, Portland Parks & Recreation (PP&R)	Council Amendments: New Map Changes	NW Thurman Connection to Willamette Greenway Trail along NW 15th and East Delta Park Connection to Marine Drive Northwest District and Kenton Neighborhood Comp Plan: No change Zoning: Applying the two regional trail segments to the zoning map.	Applying the two regional trail segments to the zoning map for Portland Parks & Recreation (PP&R) will complete mapped trail alignments.	Support.	<input type="checkbox"/>
7	Commissioner Fritz Brett Horner, Portland Parks & Recreation (PP&R)	Council Amendments: New Map Changes	6111 N COLUMBIA BLVD St Johns Neighborhood Comp Plan: Open Space to Single-Dwelling 5,000 Zoning: OS to R5	Applying the R5 zone will facilitate single-dwelling redevelopment of the site. The small parcel is not suited for park development and there is adequate park service in this area from nearby Northgate and George Parks.	Support.	<input checked="" type="checkbox"/>

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8	Commissioner Fritz Brett Horner, Portland Parks & Recreation (PP&R)	Council Amendments: New Map Changes	10734 SW 62ND DR Crestwood Neighborhood Comp Plan: Open Space to Single-Dwelling 7,000 Zoning: OS to R7	Applying the R7 zone will facilitate single-dwelling redevelopment of the site. This property was zoned R7 until 1999. The parcel is small and not suited for park development. Dickinson Park is less than 800 feet to the east.	Support.	<input checked="" type="checkbox"/>
9	Commissioner Fritz Brett Horner, Portland Parks & Recreation (PP&R)	Council Amendments: New Map Changes	1226 SE 63RD AVE Mt Tabor Neighborhood Comp Plan: Open Space to Single-Dwelling 10,000 Zoning: OS to R10	Applying the R10 zone will acknowledge the existing single-family house within a tenant on the property. The lot needs to reflect its current use, which is residential, not open space. Open space and park use are allowed in residential zones, so changing the zoning to R10 does not prohibit this parcel from becoming parkland at some future point, if desired.	Support.	<input checked="" type="checkbox"/>
10	Commissioner Fritz	Council Amendments: New Map Changes	6416 N GREELEY AVE (R306663, R306662, R306661) Arbor Lodge Neighborhood Comp Plan: Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D) Zoning: R5 to CM1	Applying the CM1 zone will facilitate the expansion of a commercial mixed-use node along N Greeley Ave and create a more balanced commercial mixed-use zoning pattern on either side of N Greeley Ave.	Support.	<input checked="" type="checkbox"/>
11	Commissioner Fritz	Council Amendments: New Map Changes	4404 NE HOLMAN ST Cully Neighborhood Comp Plan: No change Zoning: R10h to R5h	Applying the R5 zone in compliance with the Comprehensive Plan Map designation of Single-Dwelling 5,000 will facilitate redevelopment of a site providing needed single-dwelling housing.	Support.	<input type="checkbox"/>
12	Commissioner Fritz	Council Amendments: New Map Changes	6505-6509 NE 66TH AVE, 6416 NE 66TH AVE (R317281, R317282), 6401 NE 66TH AVE, 6350 NE 66TH AVE, 6349 NE 66TH AVE Cully Neighborhood Comp Plan: No change Zoning: RFhcx to IG2hcx	Applying the IG2hcx zone in compliance with the Comprehensive Plan Map designation of Industrial Sanctuary (IS) will increase industrial land supply and support middle-wage job growth.	Support.	<input type="checkbox"/>
13	Commissioner Fritz	Council Amendments: New Map Changes	5505 SE 28TH AVE (R328279, R32878) Reed Neighborhood Comp Plan: Multi-Dwelling 2,000 to Mixed Use Dispersed (MU-D) Zoning: R2 to CM1	Applying the CM1 zone on just the R2 zoned portion of the site, retaining IG1 zoning on the western portion of the site, will acknowledge the nonconforming commercial use with a commercial mixed-use zone.	Support.	<input checked="" type="checkbox"/>

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14	Commissioner Fritz Greater Portland Bible Church, Habitat for Humanity Portland/Metro East	Council Amendments: New Map Changes	2374 SW VERMONT ST (R330092 only) Hillsdale Neighborhood Comp Plan: Single-Dwelling 7,000 to Multi-Dwelling 2,000 Zoning: R7 to R2	Applying the R2 zone, retaining the Conservation “c” overlay zone where mapped, will facilitate multi-dwelling development with an affordable housing developer in a high opportunity area with good access to transit and services.	Support.	<input checked="" type="checkbox"/>
15	Commissioner Fritz	Council Amendments: New Map Changes	10840 SW 55TH AVE, 10810 SW 55TH AVE Crestwood Neighborhood Comp Plan: Single-Dwelling 10,000 to Single-Dwelling 7,000 Zoning: R10 to R7	Applying the R7 zone for the whole of West Portland Park, Block 1, on which 10840 SW 55th Ave and 10810 SW 55th Ave are located, will allow these lots to be developed with single-dwelling development. Any existing environmental overlays will continue as mapped today.	Support.	<input checked="" type="checkbox"/>
16	Commissioner Fritz	Council Amendments: New Map Changes	2169 NW THURMAN ST Northwest District Comp Plan: No change Zoning: IG1 to CM3d and CM3dm	Applying the CM3d and CM3dm zones in compliance with the Comprehensive Plan Map designation of Mixed Use – Urban Center (MU-U) will facilitate commercial mixed-use development in a high opportunity area with good access to transit and services.	Support.	<input type="checkbox"/>
17	Mayor Wheeler, Commissioner Fritz Karl Dinkelspiel, Portland Housing Bureau (PHB)	Council Amendments: New Map Changes	6631 N SYRACUSE ST (R227668, R227676, R227674, R227672, R227669, R227667, R227670, R227673, R307522) University Park Neighborhood Comp Plan: No change; Single-Dwelling 5,000 to Multi-Dwelling 2,000 Zoning: R5 to R2	Applying the R2 zone in compliance with the Comprehensive Plan Map designation of Multi-Dwelling 2,000 and map change to R2 will facilitate redevelopment of a site providing needed affordable housing.	Support.	<input type="checkbox"/>

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18	Mayor Wheeler	Council Amendments: New Map Changes	5020 NE Martin Luther King Blvd, 433 NE Alberta St, 433 WI/ NE Alberta St, 5017 NE Grand Ave, 5017 N/ NE Grand Ave King Neighborhood Comp Plan: No change Zoning: CM2dhm to CM3dhm	Applying the CM3dhm zone in compliance with the Comprehensive Plan Map designation of Mixed Use-Urban Center (MU-U) will facilitate a potential full block redevelopment at a key intersection.	Support.	<input checked="" type="checkbox"/>

B. Council Amendments: Modifications to PSC Recommended Map Changes

#	Source	TOPIC Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
19	Commissioner Eudaly Rich Rodgers	Council Amendments: Modifications to PSC Recommended Map Changes p. 15, 48-49 in the Recommended Draft	126 NE ALBERTA ST, 126 WI/ NE ALBERTA ST King Neighborhood Comp Plan: Single-Dwelling 2,500 to Mixed Use-Urban Center (MU-U) for parking lot; Single-Dwelling 2,500 to Multi-Dwelling 1,000 for church Zoning: R2.5a to CM2d for parking lot; R2.5a to R1 for church <ol style="list-style-type: none"> 1. PSC recommended R1 for only the surface parking lot. 2. Staff now recommends expanding R1 to the church building property for a map change of the R1 zone on both tax lots. 3. The property owner (Rich Rodgers) requests CM2d zoning for both tax lots. 	Expanding Map Change #1828 from R2.5a to R1 to include 126 NE Alberta St (Alberta Abbey church building) will facilitate the following: <ul style="list-style-type: none"> • On the church site, with the proposed expansion of the R1 zone, the property owner could benefit from use of Historic Preservation Incentives review (Portland Zoning Code 33.445.610), which allows transfer of development rights and some nonresidential uses. • On the Parking lot, the PSC recommended R1, will allow development of multi-dwelling housing. In the Better Housing by Design Project, draft code for the R1 or new RM2 zone will allow the same maximum height of 45-feet, but a bonus FAR of up to 2.25 to 1 provided to projects with affordable housing or from FAR transfers from sites where historic buildings are preserved. The new RM2 zone will also allow small-scale commercial uses on major corridors; NE Alberta is a Neighborhood Corridor at this location. 	Supports the R1 zone on both tax lots. Staff does not support CM2d for either tax lot at this location. On the church site, the CM2 zoning may place the potentially historic church building at risk for demolition without historic resource protections, like a Local Conservation Landmark designation. On the parking lot, the CM2 zoning would allow up to a five-story mixed use building surrounded by the single-dwelling R2.5 zoning, which allows up to a 2 ½-to 3-story house or attached housing.	<input checked="" type="checkbox"/>

20 Commissioner Fritz	Council Amendments: Modifications to PSC Recommended Map Changes p. 15, 45-46 in the Recommended Draft	147 WI/ NW 19TH AVE (R140878), 1809 NW DAVIS ST Northwest District Comp Plan: High Density Residential to Mixed Use – Urban Center (MU-U) Zoning: RH to CM3d <ol style="list-style-type: none"> 1. PSC recommended CM3d for Trinity Episcopal Cathedral surface parking lot. 2. Staff now recommends expanding CM3d to the adjacent dental office for a map change of the CM3d zone on both tax lots. 	Expanding Map Change #1821 from RH to CM3d (MU-U) to include 1807 NW Davis St will acknowledge the nonconforming dental office use with a commercial mixed-use zone.	Support. <input checked="" type="checkbox"/>
21 Commissioner Fritz	Council Amendments: Modifications to PSC Recommended Map Changes p. 20-22 and multiple pages in Appendix C in the Recommended Draft	2525 WI/ NW ST HELENS RD, 2425 NW ST HELENS RD Northwest District Comp Plan: No change Zoning: Retain the Buffer “b” Overlay zone here and other map changes citywide where the “b” overlay zones was recommended for removal <ol style="list-style-type: none"> 1. PSC recommended removal of the Buffer “b” Overlay zone for the St Helens Rd properties, as well, as the 19 other areas with “b” overlay removals with employment and industrial zoning. These map changes correspond to code changes in Chapter 33.140 Employment and Industrial Zones in the Code Reconciliation Project. 2. Staff now recommends retaining the Buffer “b” Overlay zone where mapped on employment and industrial zoned areas. 	Do not proceed with Map Change #1728 removing the Buffer “b” Overlay zone, nor the other map changes citywide where the “b” overlay was recommended for removal. Retain all “b” overlay zones in employment and industrial zones for the time being. Further work is merited on potentially refining the proposal and education in preparation for a future proposal to remove the “b” overlay citywide.	Support. <input checked="" type="checkbox"/>

C. Consent Package Amendment: Technical Map Change Additions and Errata

As included in staff memos from March 8, March 13 and March 26, 2018. On March 14, a motion was passed to include the March 8 and March 13 minor technical changes and errata in a Consent Package Amendment. Staff requests that March 26 technical changes also be included in the Consent Package Amendment.

#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
22	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	4910 SW 45TH AVE Bridlemile Neighborhood Comp Plan: Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000 Zoning: R5p, R2 to R2p, R2	Applying the R2 zone will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
23	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	1522-1524 SE BELMONT ST Buckman Neighborhood Comp Plan: Single-Dwelling 2,500, Multi-Dwelling 1,000 to Multi-Dwelling 1,00 Zoning: R2.5, R1 to R1	Applying the R1 zone will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
24	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	15615 SE DIVISION ST Centennial Neighborhood Comp Plan: Multi-Dwelling 3,000, Mixed Use Civic Corridor (MU-C) to Mixed Use Civic Corridor (MU-C) Zoning: R3a, CM1 to CM1	Applying the CM1 zone will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
25	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	15400 SE POWELL BLVD Centennial Neighborhood Comp Plan: Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D) Zoning: R5a to CR	Applying the CR zone acknowledges the 1950s commercial building and use with the Commercial Residential (CR) zoning.	Support.	<input type="checkbox"/>

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26	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	5308 NE 30TH AVE Concordia Neighborhood Comp Plan: Single-Dwelling 2,500 to Mixed Use Dispersed (MU-D) Zoning: R2.5ah to CRh	Applying the CR zone acknowledges the 1912 commercial building and use with the Commercial Residential (CR) zoning.	Support.	<input type="checkbox"/>
27	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	2935 N VANCOUVER AVE Eliot Neighborhood Comp Plan: No change Zoning: Move the Albina Community Plan District boundary to the north side of tax lot 1N1E27AC 200	Removing the mapped Albina Community Plan District from the northern portion of the property will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
28	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	5303 SW DOSCH RD Hillsdale Neighborhood Comp Plan: Single-Dwelling 10,000, Single-Dwelling 7,000 to Single-Dwelling 7,000 Zoning: R10, R7 to R7	Applying the R7 zone will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
29	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	326-334 SW HAMILTON ST Homestead Neighborhood Comp Plan: Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000 Zoning: R5, R2 to R2	Applying the R2 zone will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
30	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	2929 N RUSSET ST Kenton Neighborhood Comp Plan: Multi-Dwelling 2,000 to Mixed Use-Dispersed (MU-D) Zoning: R2a to CM1	Applying the CM1 zone will acknowledge a nonconforming commercial building circa 1910 and commercial use with the Commercial Mixed Use-1 (CM1) zone.	Support.	<input type="checkbox"/>

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31	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	2911 N RUSSET ST Kenton Neighborhood Comp Plan: Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000 Zoning: R5a, R2a to R2a	Applying the R2 zone will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
32	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	1635 SE 36TH AVE, 1705 SE 36TH AVE, 1708 SE 36TH AVE Richmond Neighborhood Comp Plan: Single-Dwelling 5,000, Single-Dwelling 2,500 to Single-Dwelling 2,500 Zoning: R5, R2.5 to R2.5	Applying the R2.5 zone will rectify the split-zoned nature of these sites.	Support.	<input type="checkbox"/>
33	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	5240 NE 89TH AVE Sumner Neighborhood Comp Plan: No change Zoning: R7 to R1	Applying the R1 zone, in compliance with the Comprehensive Plan Map designation of Multi-Dwelling 1,000, will acknowledge the existing multi-dwelling development of four duplex structures and one single-family house for 10-units total.	Support.	<input type="checkbox"/>
34	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	Quarter-Section Map 3155 Sunnyside Neighborhood Comp Plan: No change Zoning: Removal of a code reference on Quarter-Section Map 3155, which was deleted in the 2035 Comprehensive Plan	Removing the code reference to the 10-foot Commercial Buffer Overlay and Zone Line (33.410.040A) on Quarter-Section Map 3155, will reconcile the map with the code section which was deleted in the 2035 Comprehensive Plan	Support.	<input type="checkbox"/>
35	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	4825 N/ SE WOODSTOCK BLVD, 4937 WI/ SE WOODSTOCK BLVD Woodstock Neighborhood Comp Plan: No change Zoning: R2.5 to CM2	Applying the CM2 zone, in compliance with the Comprehensive Plan Map designation of Mixed Use-Neighborhood (MU-N), will rectify the split-zoned nature of these two sites.	Support.	<input type="checkbox"/>

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36	BPS (March 8 staff memo)	ERRATA	4337 NE PRESCOTT ST (Map Change #1686) Cully Neighborhood Comp Plan: Multi-Dwelling 3,000 to Mixed Use – Neighborhood (MU-N) and inclusion into the 42nd/Killingsworth Neighborhood Center boundary Zoning: No change	Inclusion into the 42nd/Killingsworth Neighborhood Center boundary will address this erratum.	Support.	<input type="checkbox"/>
37	BPS (March 8 staff memo)	ERRATA	402 NE 156TH AVE, 408 NE 156TH AVE, 357 NE 157TH AVE, 401 NE 157TH AVE Glenfair Neighborhood Comp Plan: No change Zoning: Add the Design “d” Overlay	Applying the Design “d” Overlay zone will match the surrounding R2adh zoning pattern and address this erratum. These four properties were changed from R2.5 to R2 in the 2035 Comprehensive Plan.	Support.	<input type="checkbox"/>
38	BPS (March 8 staff memo)	ERRATA	Several properties included in Map Change #1220 Hazelwood Neighborhood Comp Plan: Multi-Dwelling 2,000 with a future Design “d” Comprehensive Plan overlay Zoning: No change	Applying the future Design “d” Overlay on the Comprehensive Plan Map to match the surrounding R2ad zoning pattern if/when these properties are rezoned to R2. These R5a(R2) areas are surrounded by R2ad.	Support.	<input type="checkbox"/>
39	BPS (March 8 staff memo)	ERRATA	12959 E BURNSIDE ST, 13125 W/ E BURNSIDE ST Hazelwood Neighborhood Comp Plan: Multi-Dwelling 2,000 with a future Design “d” Comprehensive Plan overlay Zoning: No change	Applying the future Design “d” Overlay on the Comprehensive Plan Map will match the surrounding R2ad zoning pattern if/when these properties are rezoned to R2. These R5a(R2) areas are surrounded by R2ad.	Support.	<input type="checkbox"/>
40	BPS (March 8 staff memo)	ERRATA	SEC/ 101ST & SE MARKET ST (R159234) Hazelwood Neighborhood Comp Plan: No change Zoning: Add the Design “d” Overlay	Applying the Design “d” Overlay zone to the northwest portion of the tax lot will match the surrounding CI2d zoning pattern of the medical institution.	Support.	<input type="checkbox"/>

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41	BPS (March 13 staff memo)	TECHNICAL MAP CHANGE ADDITION	3587 NE PRESCOTT ST Beaumont-Wilshire Neighborhood Comp Plan: Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D) Zoning: R5ah to CRh	Applying the CR zone acknowledges the 1925 commercial building and use with the Commercial Residential (CR) zoning.	Support.	<input type="checkbox"/>
42	BPS (March 13 staff memo)	TECHNICAL MAP CHANGE ADDITION	5520 NE 22ND AVE, 2216 NE KILLINGSWORTH ST, 2230-2234 NE KILLINGSWORTH ST, 2230 S/ NE KILLINGSWORTH ST Concordia Neighborhood Comp Plan: Single-Dwelling 2,500, Multi-Dwelling 2,000 to Multi-Dwelling 2,000 Zoning: R2.5ah, R2ah to R2ah	Applying the R2 zone will rectify the split-zoned nature of these sites.	Support.	<input type="checkbox"/>
43	BPS (March 13 staff memo)	TECHNICAL MAP CHANGE ADDITION	5520 NE 36TH AVE Concordia Neighborhood Comp Plan: Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000 Zoning: R5ah, R2ah to R2ah	Applying the R2 zone will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
44	BPS (March 13 staff memo)	TECHNICAL MAP CHANGE ADDITION	SE McLoughlin Blvd Right-of-Way, north of SE Tacoma St Eastmoreland/Ardenwald-Johnson Creek Neighborhoods Comp Plan: Single-Dwelling 5,000 to Open Space and Mixed Use-Neighborhood (MU-N) Zoning: R5ad to OS, CEEd	Applying the OS and CEEd zones will clean up the right-of-way zoning and its' relationship to the surrounding zoning pattern.	Support.	<input type="checkbox"/>
45	BPS (March 26 staff memo)	TECHNICAL MAP CHANGE ADDITION	6234 N GREELEY AVE Arbor Lodge Neighborhood Comp Plan: Single-Dwelling 5,000 to Mixed Use-Dispersed (MU-D) Zoning: R5a to CR	Applying the CR zone acknowledges the 1951 medical office building and use with the Commercial Residential (CR) zoning.	Support.	<input type="checkbox"/>

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46	BPS (March 26 staff memo)	TECHNICAL MAP CHANGE ADDITION	7015 N GREELEY AVE Arbor Lodge Neighborhood Comp Plan: Single-Dwelling 5,000 to Mixed Use-Dispersed (MU-D) Zoning: R5a to CR	Applying the CR zone acknowledges the 1923 commercial building and use since 1945 with the Commercial Residential (CR) zoning.	Support.	<input type="checkbox"/>
47	BPS (March 26 staff memo)	TECHNICAL MAP CHANGE ADDITION	1501 N HAYDEN ISLAND DR (on the southern portion of the site) Hayden Island Neighborhood Comp Plan: Multi-Dwelling 2,000 to Mixed Use-Neighborhood (MU-N) Zoning: R2hx to CEhx	Applying the CEhx zone acknowledges the portion of the property that contains a RV park with the Commercial Employment (CE) zoning.	Support.	<input type="checkbox"/>
48	BPS (March 26 staff memo)	TECHNICAL MAP CHANGE ADDITION	14125 SE DIVISION ST (R236430, R236459) Hazelwood Neighborhood Comp Plan: Multi-Dwelling 3,000 to Mixed Use-Corridor (MU-C) Zoning: R3a to CM1	Applying the CM1 zone addresses two interior lots zoned R3 between CM1 zoning to the west and CM2 zoning to the east, an inappropriate zoning pattern along a Civic Corridor. The properties to the east of this site were recently adopted with CM2 zoning in the 2035 Comprehensive Plan.	Support.	<input type="checkbox"/>
49	BPS (March 26 staff memo)	TECHNICAL MAP CHANGE ADDITION	2405 SE 142ND AVE, 2435 SE 142ND AVE, 2443 SE 142ND AVE Hazelwood Neighborhood Comp Plan: Mixed Use-Neighborhood (MU-N) to Mixed Use-Corridor (MU-C) Zoning: No change	Applying the MU-N designation rectifies a Comprehensive Plan Map designation that is not appropriate on SE Division, a Civic Corridor in this location.	Support.	<input type="checkbox"/>
50	BPS (March 26 staff memo)	TECHNICAL MAP CHANGE ADDITION	9243 NE GLISAN ST, 506 NE 92ND AVE, 9253 NE GLISAN ST Montavilla Neighborhood Comp Plan: Multi-Dwelling 1,000 to Mixed Use-Neighborhood (MU-N) Zoning: R1a to CM1	Applying the CM1 zone acknowledges the following: a nonconforming medical office building and use circa 1926, a vacant lot under the same ownership and a 1,219-sq. ft. tax lot containing a nonconforming billboard and single-family residence with a home occupation, with the Commercial Mixed Use-1 (CM1) zoning.	Support.	<input type="checkbox"/>

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51	BPS (March 26 staff memo)	TECHNICAL MAP CHANGE ADDITION	9252 NE GLISAN ST, 9270 WI/ NE GLISAN ST (R156171 only) Montavilla Neighborhood Comp Plan: Single-Dwelling 2,500 to Mixed Use-Neighborhood (MU-N) Zoning: R2.5a to CM1	Applying the CM1 zone acknowledges the following: a nonconforming restaurant and tavern commercial building circa 1928 and a heating oil distribution use with the Commercial Mixed Use-1 (CM1) zoning. Commercial zoning is appropriate at 9270 WI/ NE Glisan St (R156171) and not the southern two tax lots that make up the ownership, which extend into the residential area.	Support.	<input type="checkbox"/>
52	BPS (March 26 staff memo)	TECHNICAL MAP CHANGE ADDITION	3140 NE BROADWAY Sullivan's Gulch Neighborhood Comp Plan: No change Zoning: R1, CM2d to CM2d	Applying CM2d zoning will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>