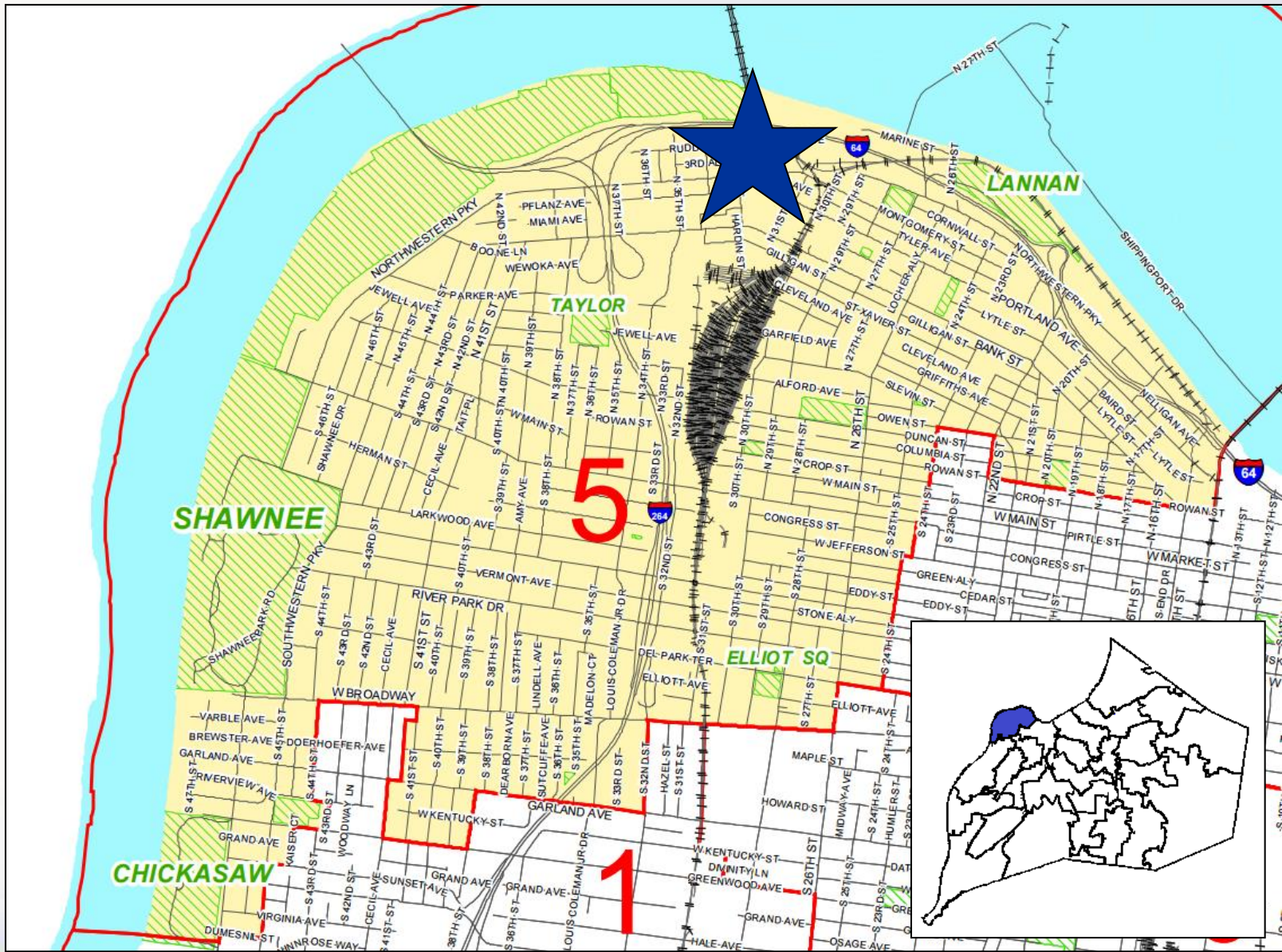
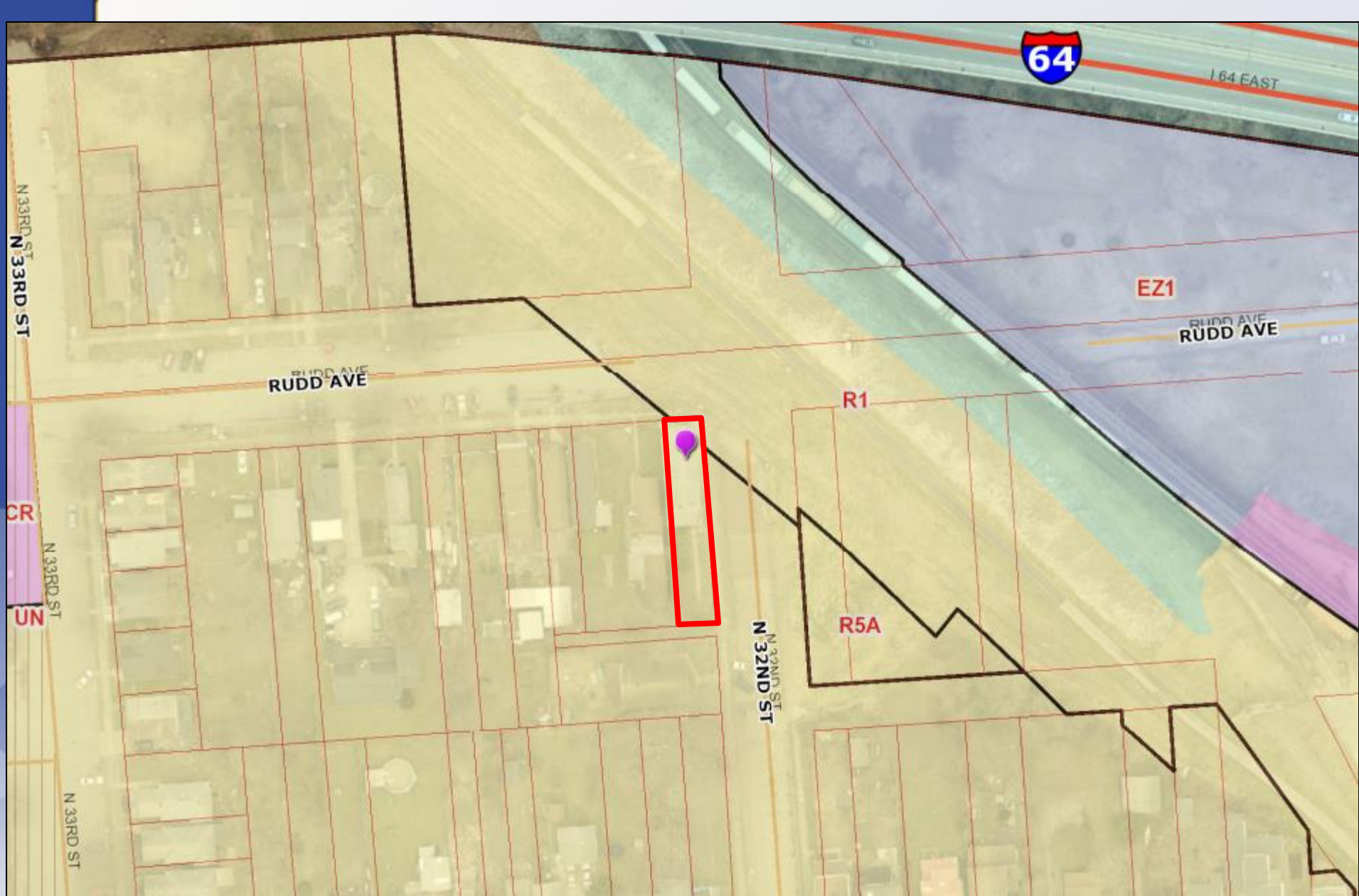


18ZONE1005
3200 RUDD AVENUE



Planning, Zoning & Annexation Committee
June 19, 2018







Requests

- Change in Zoning from U-N Urban Neighborhood to C-R Commercial Residential on 0.09 acres
- Waiver from Section 10.2.4 to eliminate the required property perimeter landscape buffer area on the western property line
- Detailed District Development Plan with Binding Elements

Case Summary

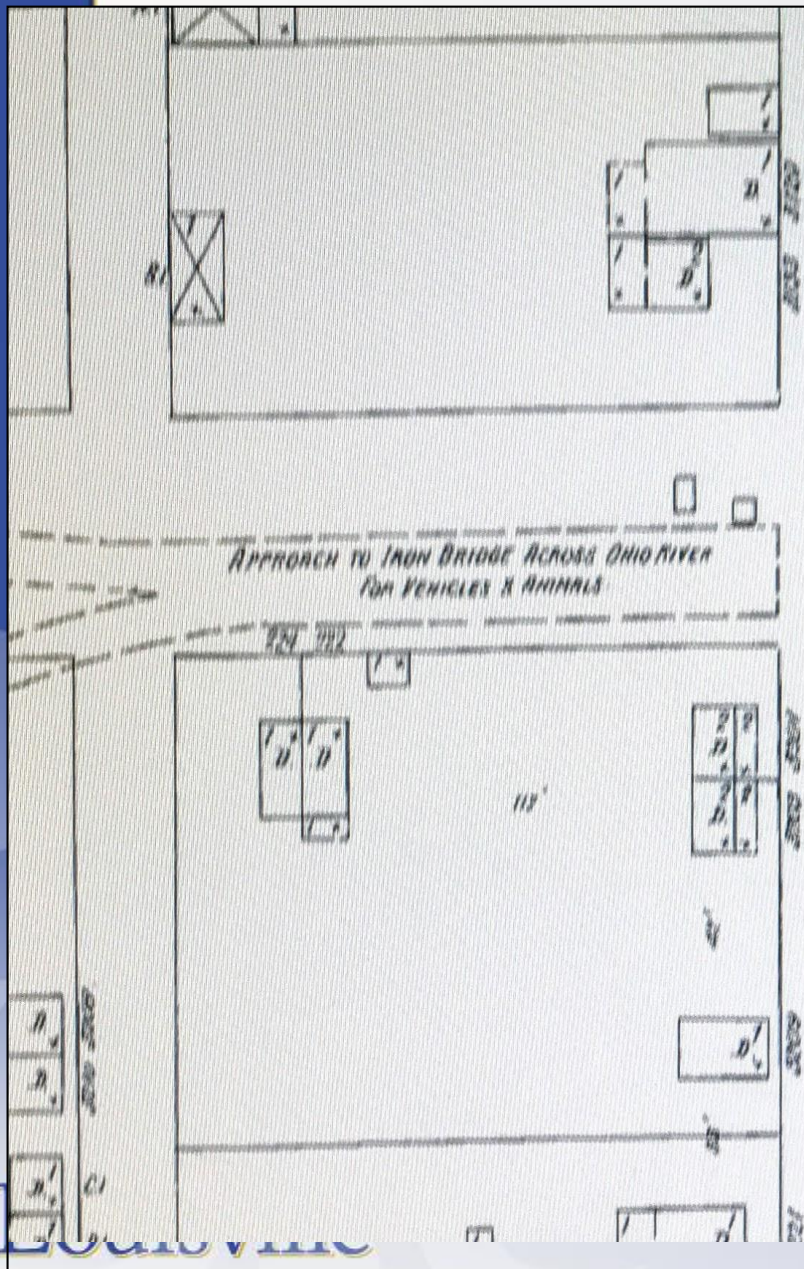
- Subject site is located in the historic Portland Neighborhood
- Proposal to renovate existing 3,010 square foot vacant corner commercial building
- First floor proposed for commercial use and 2nd floor proposed to be a two-bedroom apartment
- Parking is provided on-street

Subject Site

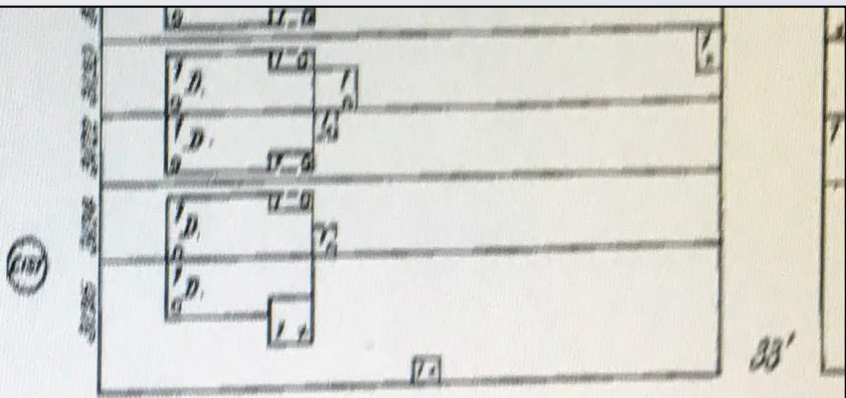


Subject Site



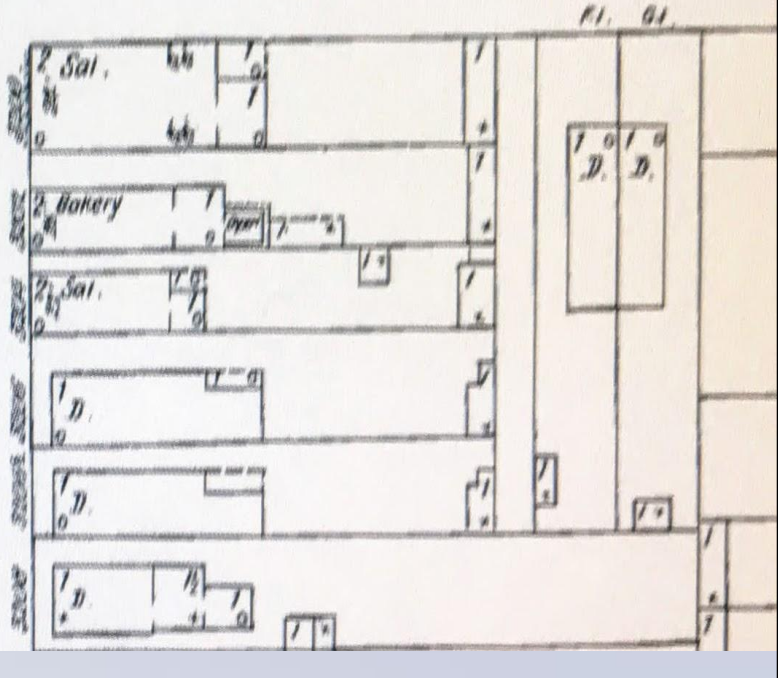


RIDD



32ND ST.

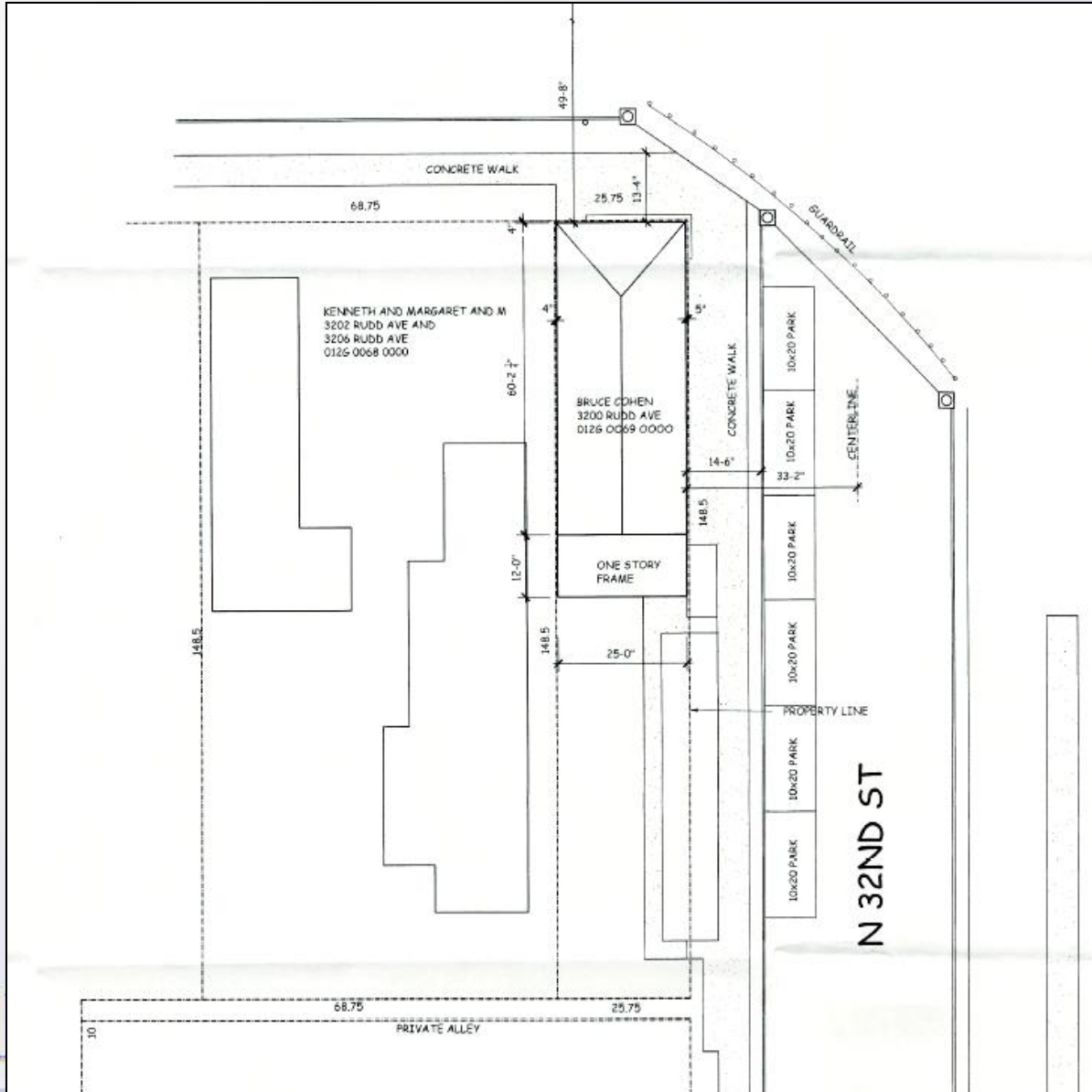
90°



**HARVEY
COON'S
SALOON
ca. 1905**



Development Plan



Public Meetings

- Neighborhood Meeting on 2/13/2018
 - Conducted by the applicant, 17 people attended the meeting
- LD&T meeting on 4/12/2018
- Planning Commission public hearing on 5/10/2018
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from U-N to C-R with a vote of 8-0 (one member was not present).