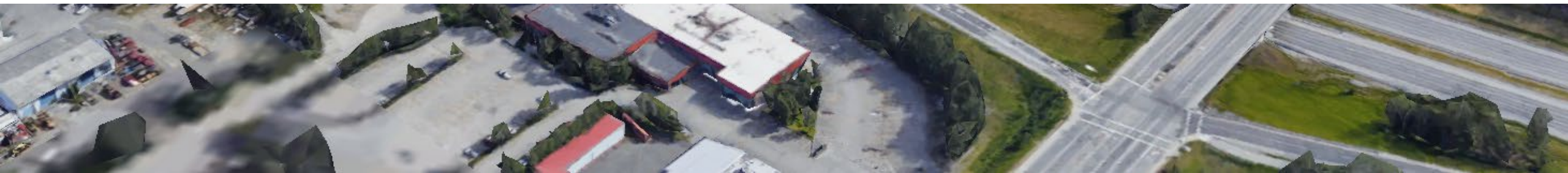




# **Assembly Work Session on New Rezoning Tools**

**AO 2025-40**

**April 4, 2025**





The map displays a section of Minneapolis, MN, with the following zoning districts and street layout:

- Zoning Districts:**
  - Yellow:** R-3, R-4, B-3 SL
  - Light Blue:** PLI
  - Pink:** RO
- Streets:**
  - North-South:** Hillcrest Dr, W 27th Ave, W 25th Ave, W 24th Ave, W 23rd Ave, W 22nd Ave, W 21st Ave, W 20th Ave, W 19th Ave, W 18th Ave, W 17th Ave, W 16th Ave, W 15th Ave, W 14th Ave, W 13th Ave, W 12th Ave, W 11th Ave, W 10th Ave, W 9th Ave, W 8th Ave, W 7th Ave, W 6th Ave, W 5th Ave, W 4th Ave, W 3rd Ave, W 2nd Ave, W 1st Ave.
  - East-West:** W Northern Lights Blvd, W Benson Blvd, W 29th Ave, W 28th Ave, W 27th Ave, W 26th Ave, W 25th Ave, W 24th Ave, W 23rd Ave, W 22nd Ave, W 21st Ave, W 20th Ave, W 19th Ave, W 18th Ave, W 17th Ave, W 16th Ave, W 15th Ave, W 14th Ave, W 13th Ave, W 12th Ave, W 11th Ave, W 10th Ave, W 9th Ave, W 8th Ave, W 7th Ave, W 6th Ave, W 5th Ave, W 4th Ave, W 3rd Ave, W 2nd Ave, W 1st Ave.

The map displays the City of Portland, Oregon, with various land use zones. The zones are color-coded and pattern-coded to represent different types of land use, including residential, commercial, industrial, and public use. Major streets like NE 15th Ave, NE 21st Ave, and NE 25th Ave are labeled. The map also shows the city's boundary and surrounding areas.

## Existing Zoning

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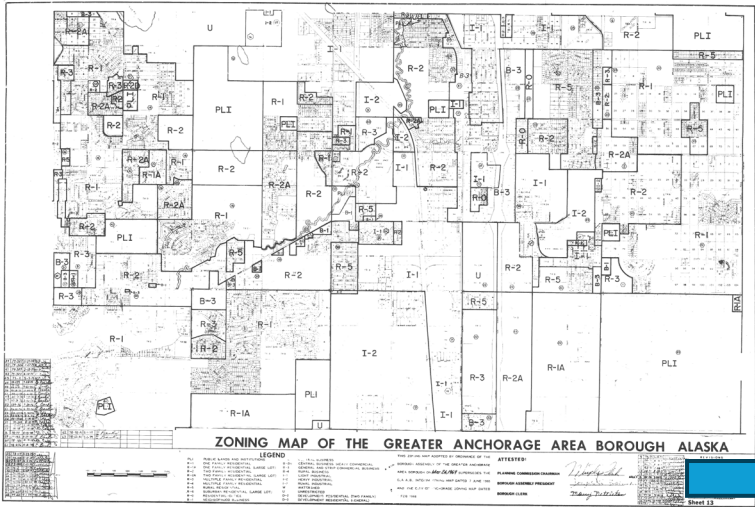
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21.01.03: *“The purpose of this title is to implement the comprehensive plan in a manner which protects the public health, safety, welfare, and economic vitality...”*

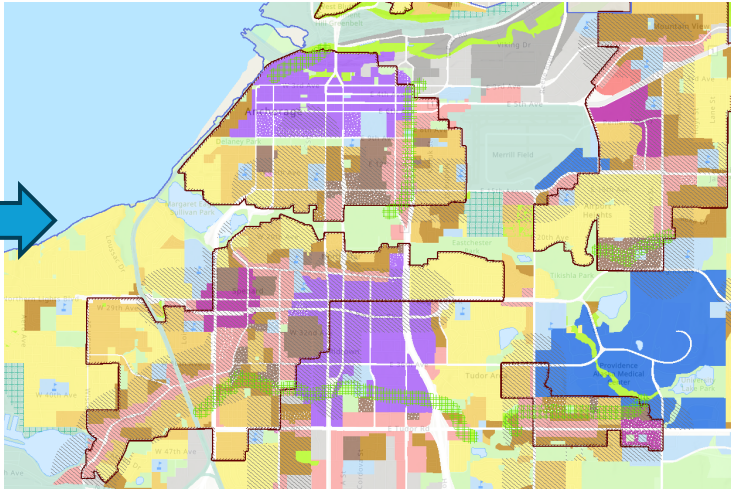


# Zoning System Implementation (Ideal Practice)

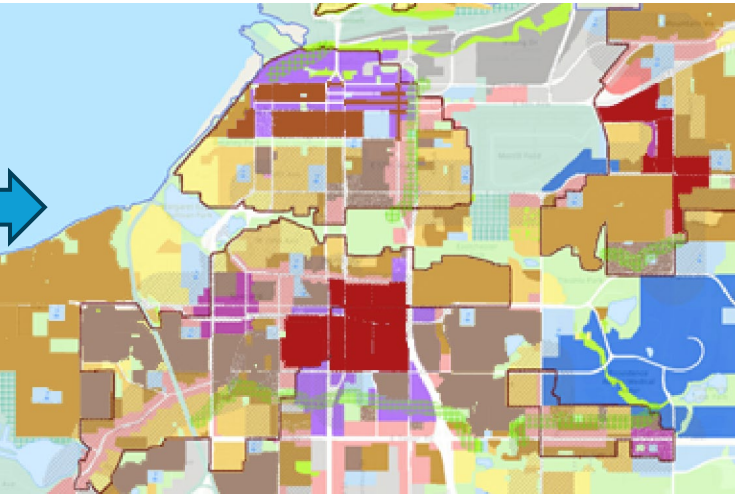
Old zoning



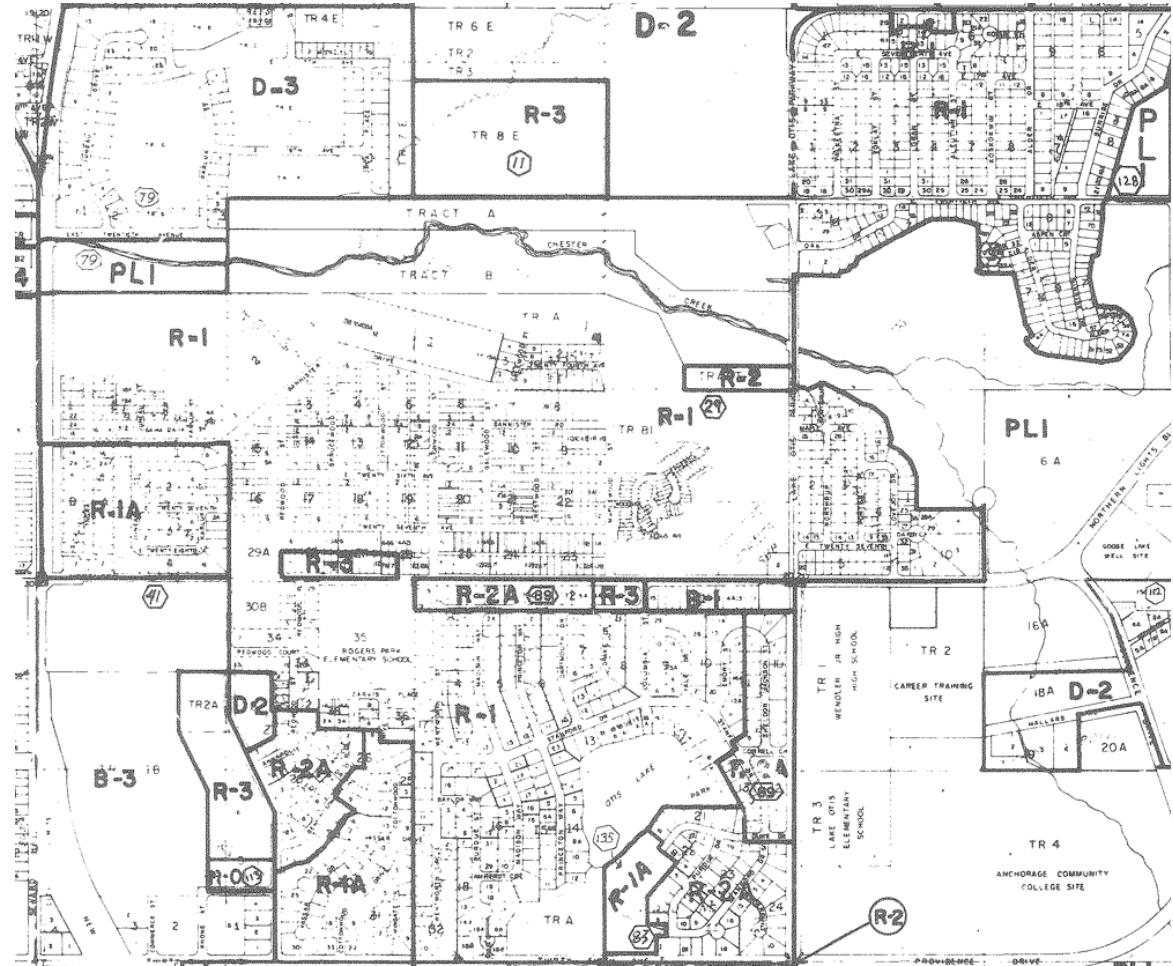
New land use plan



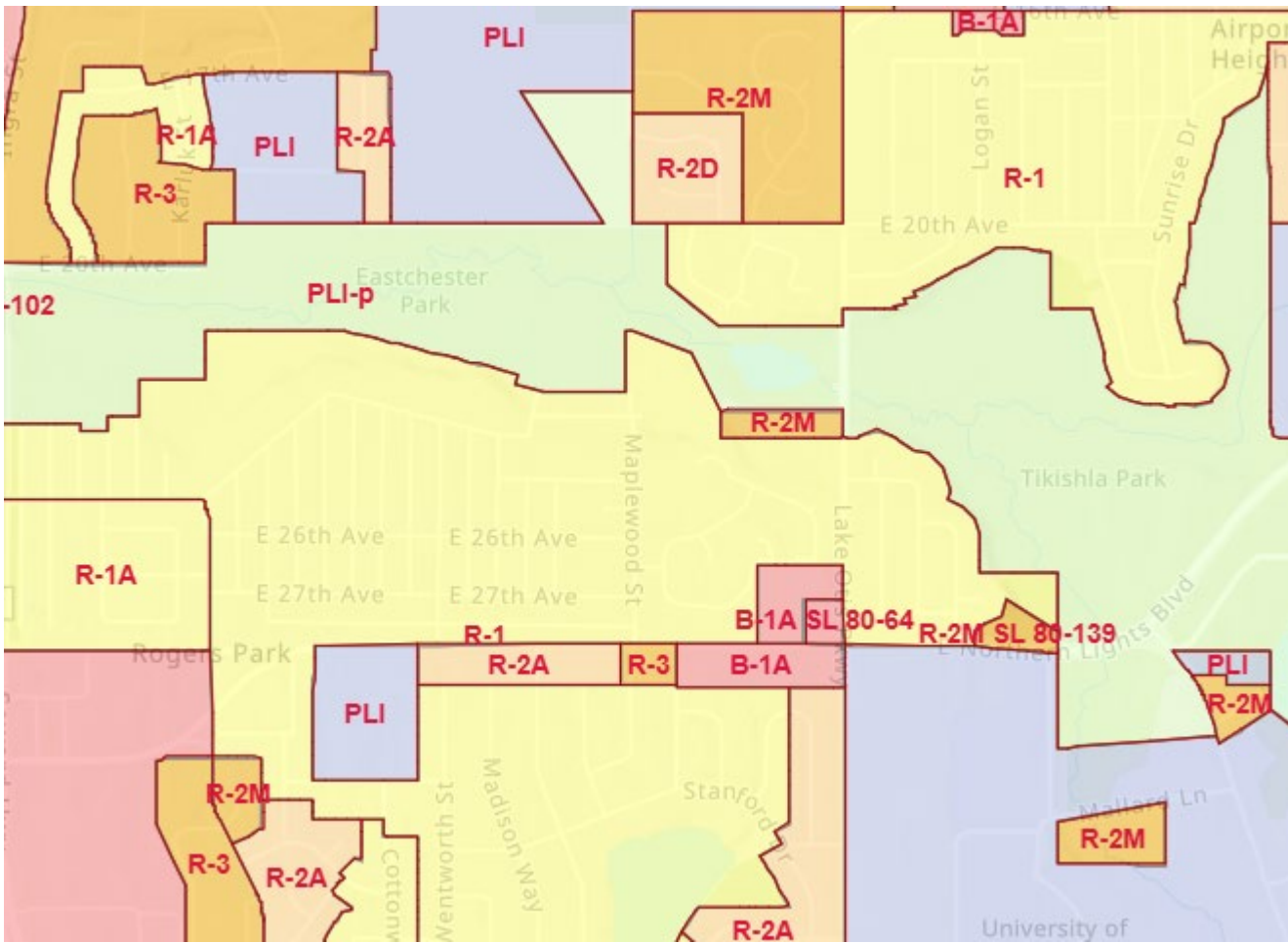
Change in zoning over time that reflects the new land use plan



**Anchorage Borough Zoning (1970s)**



**MOA Zoning (2020s)**



|                  |   |           |
|------------------|---|-----------|
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## Proposed Rezoning Procedure under AO 2025-40: New Tools

- 21.03.160H **Rezonings that require a change to the comprehensive plan**

**NEW**

- 21.03.160I **Rezonings that don't require a change to the comprehensive plan, or rezonings that remove an SL**

- 21.03.160J **Rezonings to create, alter or eliminate overlay districts**

- 21.03.160K **Rezoning to a Planned Community Development District**

**NEW**

- 21.03.160L **Rezonings initiated by the assembly, the administration, or the planning and zoning commission, such as area wide rezonings, targeted area rezonings, and overlays**



## Comprehensive Plan Guidance

**2040 Action 4-2:** *“Facilitate a Targeted Area Rezoning in the vicinity of Central Spenard Reinvestment Focus Area, with coordinated targeted area re-platting assistance or small-area plans on some portions, and expansion of the Midtown Deteriorated Properties Tax Abatement designated area as shown on the Actions Map to specifically incentivize housing.”*

**2040 Strategy 7: New Zoning Districts/Overlay Zones:** *“Other adopted Comprehensive Plan elements recommend making Title 21 more versatile and responsive to contemporary land use trends. They recommended innovative zoning districts designed to grow the city through compact development in the city’s centers, compatible development in existing neighborhoods, and growing key economic sectors”*

**2040 Strategy 6:** *“Targeted area rezonings: “where existing zoning does not align with the Land Use Plan Map designation, the Municipality can initiate targeted rezonings for specific areas. It can also reduce barriers to individual rezonings that property owners may bring forward as they determine they are ready to develop, and as the need arises. The Municipality can expedite implementation of the Plan in priority areas by initiating “targeted area” rezonings with the support of the property owners.”*

**2040 Policy LUP 1.4.** *“Use the 2040 LUP and area-specific plans in conjunction with other elements of the Comprehensive Plan to determine appropriate zoning in the Bowl, and evaluate proposed changes to land use regulations. (Supersedes Anchorage 2020: Policy 4)”*

**2040 Action 8-4 :** *“Conduct housekeeping rezone of dedicated parks to PR district, and some T-zoned lands to PLI.”*

**2040 Action 9-6:** *“Facilitate one or a series of Targeted Area Rezonings of commercial and industrial areas that implement the 2040 LUP to provide more consolidated, stable, and appropriately located land supply of commercial and industrial uses.”*



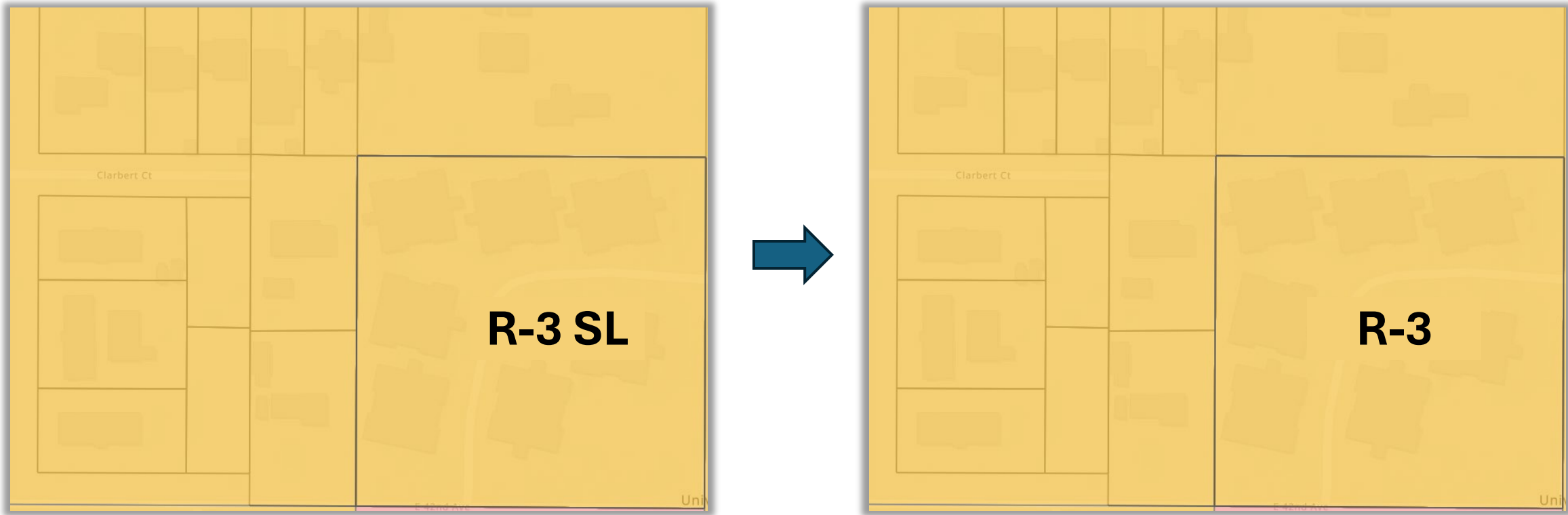
### **21.03.160 Rezoning**s that don't require a change to the comprehensive plan, or rezonings that remove an SL

- Simpler process that takes less time (relies on the process done through the adoption of the Comprehensive Plan)
- Lower cost
- Always reviewed for consistency with the Comprehensive Plan
- Always reviewed by the Planning & Zoning Commission
- Always reviewed by the Assembly
- Always requires Assembly approval

Examples

**NEW**

21.03.160 Rezoning that don't require a change to the comprehensive plan, or rezonings that remove an SL





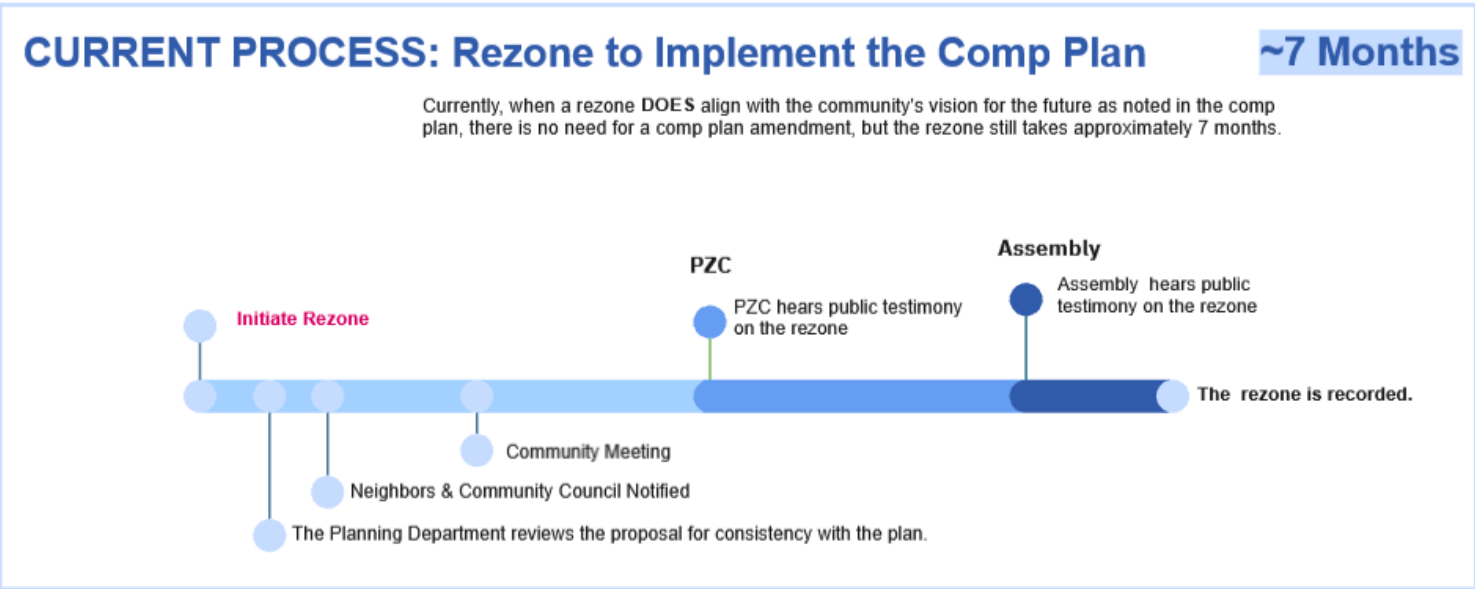
Examples

NEW

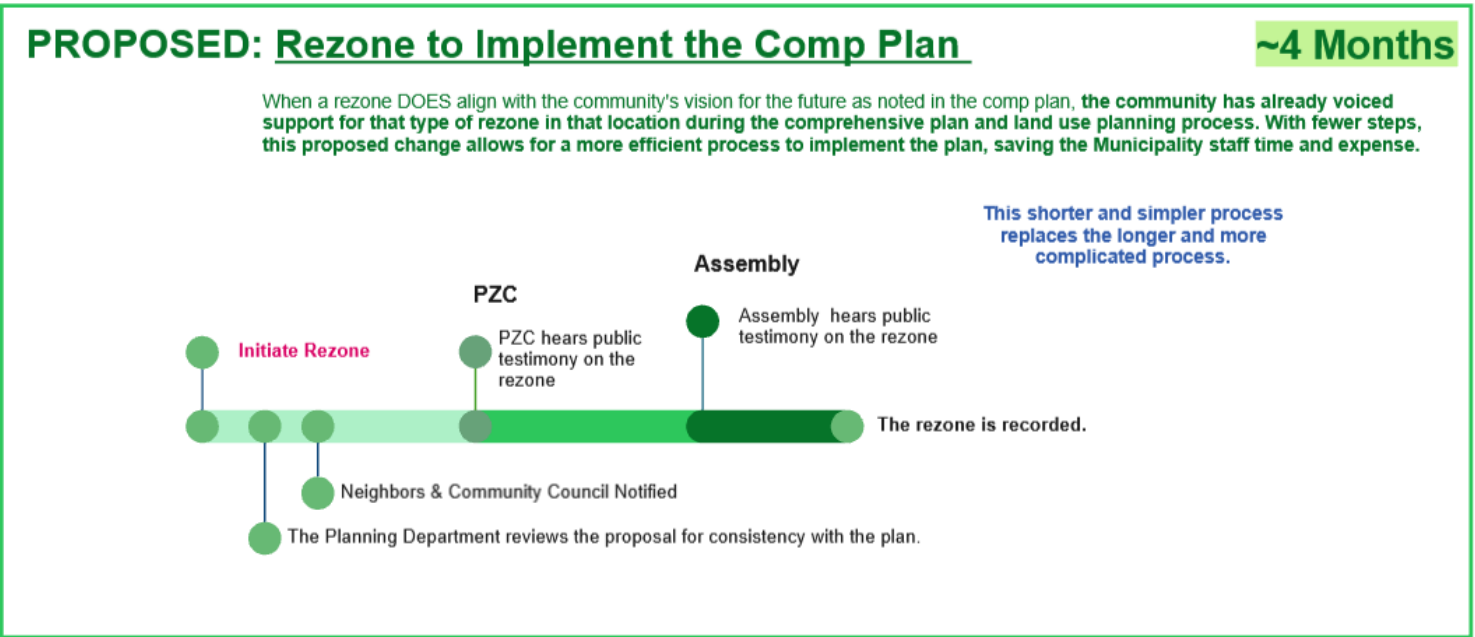
21.03.160 Rezoningings that don't require a change to the comprehensive plan, or rezonings that remove an SL




**New Rezone Tools:** 21.03.160 Rezoning that don't require a change to the comprehensive plan, or rezonings that remove an SL



**NEW**

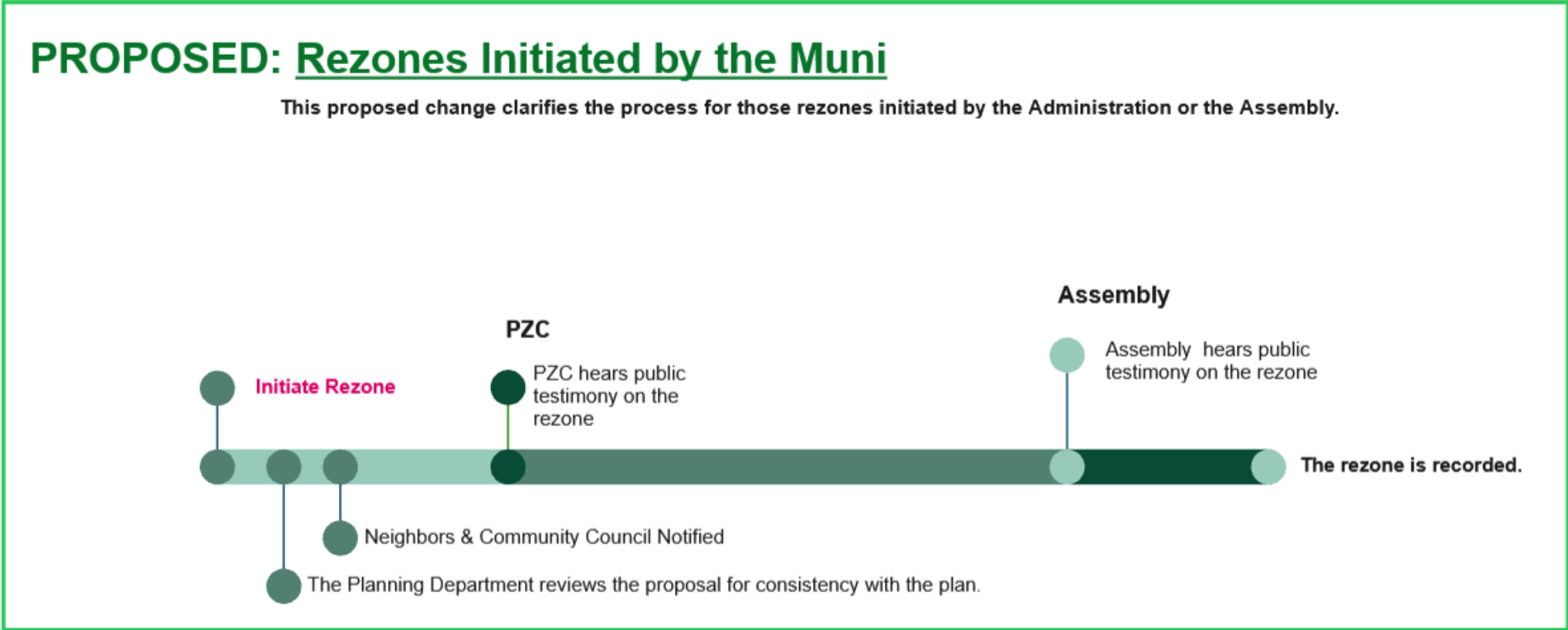




-  • **21.03.160L Rezoning**s initiated by the assembly, the administration, or the planning and zoning commission, such as area wide rezonings, targeted area rezonings, and overlays
  - Simpler notification procedures but will entail more Department outreach
  - Can't be used for a single small property
  - Fulfills guidance from the Comprehensive Plan
  - Always reviewed for consistency with the Comprehensive Plan
  - When initiated by the planning department, always reviewed by the Planning & Zoning Commission
  - Always reviewed by the Assembly
  - Always requires Assembly approval

**New Rezone Tools:** 21.03.160L Rezoning initiated by the assembly, the administration, or the planning and zoning commission, such as area wide rezonings, targeted area rezonings, and overlays

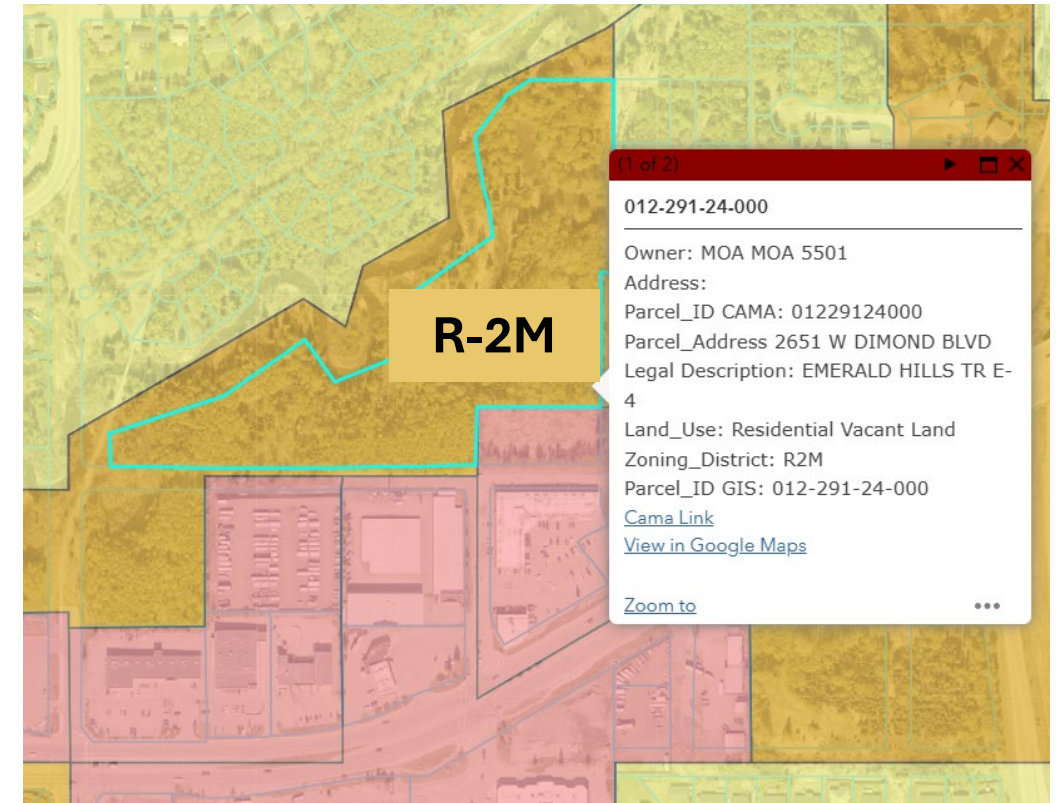
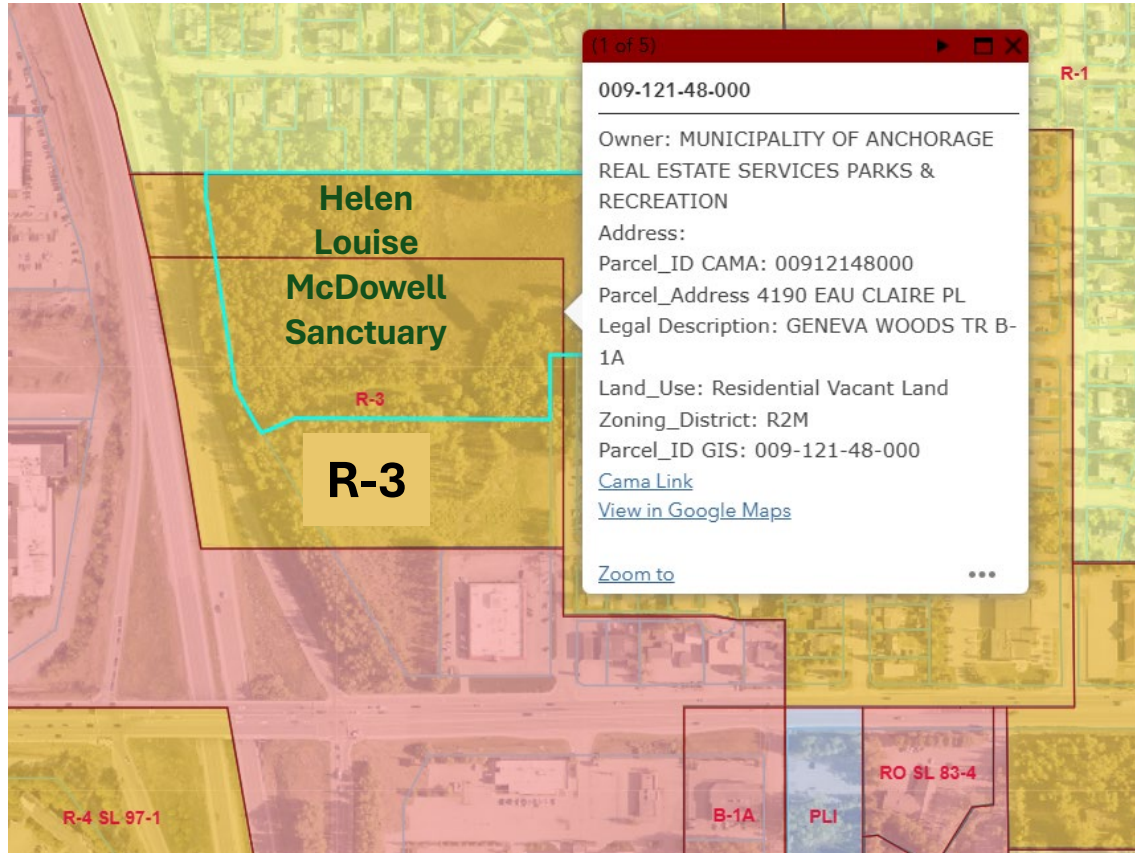
NEW





## Examples

- **21.03.160L Rezoning initiated by the assembly, the administration, or the planning and zoning commission, such as area wide rezonings, targeted area rezonings, and overlays**



# Questions?

Thank you



# Changes to procedure

NEW

NEW

| TABLE 21.03-1: SUMMARY OF NOTICE REQUIREMENTS   |             |                  |                           |        |                   |
|---|-------------|------------------|---------------------------|--------|-------------------|
| Type of Application or Procedure  | Section     | Written (Mailed) | Notice Required Published | Posted | Community Council |
| Rezoning when a comprehensive plan map amendment is required  | 21.03.160H  | ✓                | ✓                         | ✓      | ✓                 |
| Rezoning that implements the comprehensive plan (or eliminates a special limitation)  | 21.03.160I. | ✓ <sup>2</sup>   | ✓                         | ✓      | ✓                 |
| Rezoning to create, alter, or eliminate overlay districts.  | 21.03.160J  | ✓                | ✓                         | ✓      | ✓                 |
| Rezoning to planned community development district (PCD)  | 21.03.160K  | ✓                | ✓                         | ✓      | ✓                 |
| Rezoning initiated by the assembly, the administration, or the planning and zoning commission, such as area wide rezoning, targeted area rezoning, and overlays   | 21.03.160L. | -                | ✓                         | -      | ✓                 |
| <sup>2</sup> Written (mailed) notice for rezoning that implements the comprehensive plan (or eliminates a special limitation) will only be to property owners within the affected area and those property owners immediately adjacent to the affected area. |             |                  |                           |        |                   |