

**Rezoning from RSF-2
to RMF-7 & Land Use
from SF to RM**

193LUC-06PB & 194ZON-06PB

Highlights

- **1.4 ac in size**
- **Near downtown, compatible development**
- **Zoning & LU change needed to make existing development conform**

0-22 930-32

1004 1014 1024 1034

1102 1110 1120 1130

NE 5TH AVENUE

925 430

1005 1015 1025 1035
431

1103 1115 1125 1135

NE 4TH PLACE

410 400

411 2 1 410
401 3 4 400
315 6 5 322 A&B 324 A&B
301-13 7 8 9 10 300-12
101426

409 12 1
401 3 334 4
R-5 R-1

NE 10TH STREET

318-20 300-12

321 6 5
7 8 9 10
1102 1112-13 1124

NE 3RD AVENUE

0-22 930-32

1004 1014 1024 1034

1102 1110 1120 1130

NE 5TH AVENUE

925 430

1005 1015 1025 1035
RSF-2 & SF
431

1103 1115 1125 1135

NE 4TH PLACE

410 400

411 410
401 400
R-1
315 310 305 300
RMF-7 & RM
301-13 300-12
101426

409 401 334 400
R-5 R-1
321 315 310 305 300
1102 1112-18 1124

NE 10TH STREET

NE 11th St

NE 3RD AVENUE

Recommendation

**PB voted 4-1 to deny, saying
Landlord License insufficient to
justify zoning/LU change, &
recommends CC consider the
waiving Landlord Licenses to non-
conforming MF**