

## City of Portland, Oregon Bureau of Development Services Land Use Services

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor Paul L. Scarlett, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868

TTY: (503) 823-6868 www.portlandoregon.gov/bds

Date: April 19, 2013

From: Sheila Frugoli, Senior Planner, Land Use Services 503-823-7817 / Sheila Frugoli@portlandoregon.gov

## REQUEST FOR RESPONSE

Case File: LU 13-131300 CP ZC Pre App: PC # 12-185119

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via email. <u>Your timely response</u>, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- > The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase especially those that would significantly affect the proposal.
- ➤ Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- ➤ Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Sheila Frugoli at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- ➤ Please send your response to BDS no later than: May 20, 2013 30 days after the date of this RFR (If I receive comments after this date, I may not have enough time to include them in the staff report).
- > We must publish our report by: June 7, 2013
- > A public hearing before the Hearings Officer is tentatively scheduled for June 19, 2013 at 9:00 AM

**Applicant:** Richard Larson / Paradise 39 Grape, LLC

6010 NE Flanders St, Unit B-1 / Portland, OR 97213

**Site Address:** 750 N FREMONT ST

Legal Description: BLOCK 4 LOT 5-7 TL 3800, RIVERVIEW SUB

**Tax Account No.:** R710800990 **State ID No.:** 1N1E27BA 03800

**Quarter Section:** 2729

**Neighborhood:** Boise, contact Caroline Dao at 503-544-5515.

**Business District:** North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321. **District Coalition:** Northeast Coalition of Neighborhoods, contact Shoshana Cohen at 503-

388-5004.

**Plan District:** Albina Community

**Zoning:** IG1, General Industrial 1

**Case Type:** CP ZC, Comprehensive Plan Map and Zoning Map Amendment Type III, with two hearings. The first public hearing is before the

Hearings Officer. A recommendation of the Hearings Officer will be presented in a second public hearing to City Council. Council will make

the final decision.

**Proposal:** The applicant is requesting a Comprehensive Plan Map and concurrent Zoning Map Amendment Review to change the current designation and zoning on the site from the Industrial Sanctuary designation and General Industrial 1 zone to the Central Employment designation and zone. The d, Design overlay zone is always applied with the EX zone.

The applicant is requesting the map change so that in the immediate future the existing development may provide space for non-industrial uses. The Central Employment zone allows a variety of uses including Retail Sales and Service, Office and Residential. The applicant has not submitted a redevelopment proposal with this application. The EX zone would allow a new building to be as tall as 65 feet. This 11,774 square foot site, if redeveloped, could contain up to 35,322 square feet of commercial floor area. Residential development is also allowed. There is no maximum density applied. New development will be subject to Design Review or, if eligible, the Community Design Standards.

Attached to this notice are two zoning maps depicting the existing and proposed zoning and a site plan that identifies the existing development on the property.

## **Approval Criteria:**

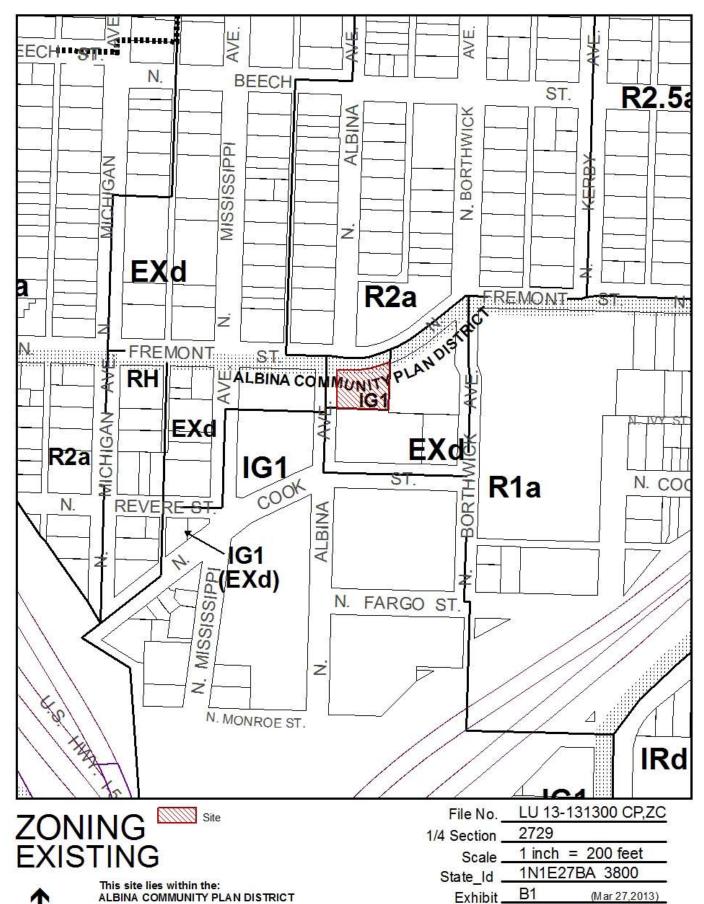
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

33.810.050 Comprehensive Plan
 Map Amendment

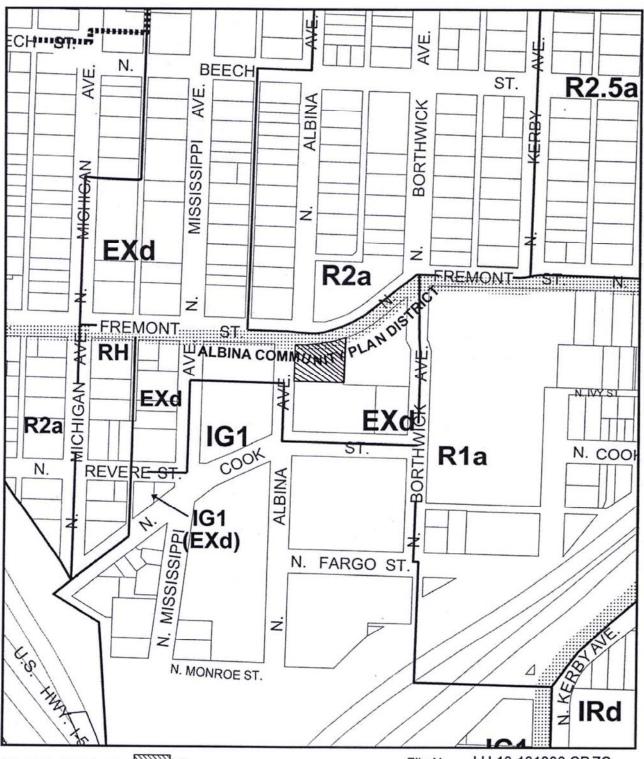
 33.855.050 Zoning Map Amendments

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on March 22, 2013 and determined to be complete on April 16, 2013.

Enclosures: Zoning Maps- Existing and Proposed, Site Plan - Existing Development



NORTH



ZONING PROPOSED



This site lies within the:
ALBINA COMMUNITY PLAN DISTRICT

File No. LU 13-131300 CP,ZC

1/4 Section 2729

Scale 1 inch = 200 feet

State\_Id 1N1E27BA 3800

Exhibit B2 (Mar 28,2013)

