



City of Portland, Oregon

Bureau of Development Services

Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner Paul L. Scarlett, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868 www.portlandoregon.gov/bds

Date: January 18, 2013 **To:** Interested Person

From: Shawn Burgett, Land Use Services

503-823-7618 / shawn.burgett@portlandoregon.gov

NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website http://www.portlandonline.com/bds/index.cfm?c=46429. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal it to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 12-202563 LDP GENERAL INFORMATION

Applicant: Kevin Partain, Urban Visions / P: 503-421-2967

223 NE 56th Ave / Portland OR 97213

Owner: Portland Redevelopment LLC

7530 N Willamette Blvd / Portland, OR 97203

Site Address: 1310 N BUFFALO ST

Legal Description: BLOCK 14 LOT 14 LOT 15 EXC S 26.67', GOOD MORNING ADD **Tax Account No.:** R171888 **State ID No.:** 1N1E15BB 08700

Quarter Section: 2329

Neighborhood: Arbor Lodge, contact Nate Young at 503-679-9929.

Business District: Interstate Corridor BA, Alexsandra Johnson at 503-735-4420. **District Coalition:** North Portland Neighborhoods, Mary Jaron Kelley at 503-823-4099.

Plan District: North Interstate

Zoning: EXd (Central Emplyment with "d" Design Overlay Zone)

Case Type: LDP (Land Division Partition)

Procedure: Type I, an administrative decision with appeal to the Oregon Land Use

Board of Appeals (LUBA).

Proposal:

The applicant is proposing a 2 lot land division on the 4,400 square foot site for detached single family development. Proposed parcels 1 and 2 will both measure 2,200 sq. ft. Stormwater will be managed on site via individual drywells on each parcel. Since the site is located within the "d" Design Overlay, any future development on the parcels must meet the Community Design Standards (Zoning Code Section 33.218) or be approved through Design Review. The applicant is proposing vehicle access to Parcel 2 from N. Montana Avenue, and vehicle access to Parcel 1 from the alley which connects to N. Buffalo Street.

This partition is reviewed through a Type I land use review because: (1) fewer than four lots are proposed; (2) none of the lots, utilities, or services are proposed within a Potential Landslide Hazard or Flood Hazard Area, and; (3) no other concurrent land use reviews (such as an Adjustment, Design Review, or Environmental Review) are requested or required

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines "parcel" as a single unit of land created by a partition of land. The applicant's proposal is to create 2 units of land (2 parcels). Therefore this land division is considered a partition.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of *Title* **33.** The relevant criteria are found in Section 33.662.120, Approval Criteria for Land Divisions in Commercial, Employment, and Industrial zones.

ANALYSIS

Site and Vicinity: The site is vacant and flat, with no trees located on it. The lots located south of the subject site under the same ownership are currently being developed with new residential development. The site directly north of the subject site (across N. Buffalo St.) is zoned CXd (Central Commercial with "d" design overlay) has a large parking lot associated with the Fred Meyer retail store which encompasses the majority of the site and is the primary tenant. The property directly west of the subject site across the alley is owned City of Portland and has a Fire Station located on it. The existing development along N. Montana Avenue adjacent to the site are primarily single family homes of various architectural types. The majority of N. Montana Avenue south and east of the subject site is zoned RHd (High Density Multi-dwelling zone with "d" design overlay).

Zoning: The EX zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development must meet the Community Design Standards (Chapter 33.218) or are subject to design review.

The North Interstate Plan District provides for an urban level of mixed-use development to support the MAX line and the surrounding neighborhoods by encouraging development that increases neighborhood economic vitality, amenities, and services and successfully accommodates additional density.

Land Use History: City records indicate that a recent Lot Confirmation (12-162319 PR) was recently approved which resulted in a confirmation of Historic Lot 14 which is being divided under this proposal.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **December 4**, **2012**. Please refer to Exhibits E.1-E.7 for a complete list of City service Bureau comments and requirements.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **December 4, 2012**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Approval Criteria for Land Divisions in a Commercial, Employment, or Industrial Zone

33.662.120 The Preliminary Plan for a land division will be approved if the review body finds that the applicant has shown that all of the following approval criteria have been met.

The relevant criteria are found in Section **33.662.120 [A-K], Approval Criteria for Land Divisions in Commercial, Employment and Industrial Zones**. Due to the specific location of this site, and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the applicability of each criterion.

Criterion	Code Chapter/Section and Topic	Findings: Not applicable because:
В	33.630 – Tree Preservation	No significant trees or trees in excess of 6 inches in diameter are located fully on the site
С	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	A phased land division or staged final plat has not been proposed.
G	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
I	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site outside of environmental zones.
J	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required
	33.654.120.D - Common Greens	No common greens are proposed or required
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required
	33.654.120.F - Alleys	No alleys are proposed or required
	33.654.120.G - Shared Courts	No shared courts are proposed or required
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required

Applicable Approval Criteria are:

A. Lots. The standards and approval criteria of Chapters 33.613 through 33.615 must be met.

Findings: Chapter 33.614 contains the lot standards applicable in the employment zones.

Each lot must have a front lot line that is at least 10 feet long. Parcels 1 and 2 meet this standard.

There are no minimum lot area, width, or depth standards. Lots must be of a size, shape and orientation that is appropriate for the location of the land division and for the type of development and use contemplated. The type of development and use contemplated is single family detached dwelling units. The parcels shown on Exhibit C.1 are of dimensions and area that is sufficient for the uses allowed in this zone.

The findings above show that the applicable lot dimension standards are met. Therefore this criterion is met.

H. Solar access. If single-dwelling detached development is proposed for the site, the approval criteria of Chapter 33.639, Solar Access, must be met.

Findings: The solar access regulations encourage variation in the width of lots to maximize solar access for single-dwelling detached development and minimize shade on adjacent properties.

In this case, the site is on a corner, and fronts on both N. Buffalo St. and N. Montana Ave.

All of the proposed lots are on the south side of an east-west oriented street. Parcel 2 will be on the corner, and must be wider than the other lot(s). As a condition of final plat approval, the applicant will be required to slightly reconfigure Parcel 2 so it is wider than Parcel 1. With the condition of approval stated above, this criterion can be met.

- J. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,
- K. Services and utilities. The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.

Findings: The regulations of Chapter 33.641 allow the traffic impacts caused by dividing and then developing land to be identified, evaluated, and mitigated for if necessary. Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The criteria and standards are met as shown in the following table:

33.651 Water Service standard - See Exhibit E-3 for detailed bureau comments.

The water standards of 33.651 have been verified. Water is available to serve the proposed development from the water mains in N. Buffalo St. and N. Montana Ave.

33.652 Sanitary Sewer Disposal Service standards - See Exhibit E-1 for detailed comments.

The sanitary sewer standards of 33.652 have been verified. There is an existing combo public sanitary sewer located in N. Buffalo St. and N. Montana Ave that can serve the sanitary needs of the proposed lots.

33.653.020 & .030 Stormwater Management criteria and standards- See Exhibits E.1~&~E.5

BES has verified that the stormwater management system can be designed that will provide adequate capacity for the expected amount of stormwater.

No stormwater tract is proposed or required. Therefore, criterion A is not applicable.

The applicant has proposed the following stormwater management methods:

Public Street Improvements: As a condition of this land use approval, the Bureau of Transportation is requiring the applicant to improve the frontage of the site (N. Buffalo Street) to City standards (discussed earlier in this report). A wider sidewalk is required, the curb and planter strip already exist. The sidewalk will be constructed so that it will slope towards the planter strip, allowing the stormwater runoff from the sidewalk to be deposited in a vegetated area, which meets the requirements of the Stormwater Management Manual.

Parcels 1 and 2: Stormwater from these lots will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. Each of these lots has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and accommodate water from a reasonably-sized home. BES has indicated conceptual approval of the drywells.

33.654.110.B.1 -Through streets and pedestrian connections

No street connections have been identified in the vicinity of this property in the Portland Master Street Plan document. The 530-ft spacing goal for public through streets and the 330-ft spacing goal for pedestrian connections are generally satisfied on the subject block, and beyond. As the site is a corner lot, furthering any connectivity goals would be better sought further south along the subject block. Portland Transportation has no concerns relative to connectivity or locations of rights-of-way associates with the proposed land division partition.

The site is within the Portland Master Street Plan for the North District. The Master Street Plan reflects the configuration of the current street network. Therefore, the proposal is consistent with the master street plan.

The only new through pedestrian connections included in the proposal are improved sidewalks along the frontage of the site along N. Buffalo St. This is a straight-line connection on which users will be able to see the ending of the pedestrian route from the entrance.

For the reasons described above, this criterion is met.

33.641 - Transportation Impacts - 33.641.020 and 33.641.030 33.654.120.B & C Width and elements of the street right-of-way 33.654.130.D Partial Rights of way

The proposed land division will create two new parcels (from the existing lot) in order to accommodate two new detached homes. Referring to the ITE Trip Generation Manual, 8th Edition, there will be 1 new AM peak hour trip and 1 additional PM peak hour trip that may result from the development proposal on the site (10 new total daily trips). The new peak hour trips are insignificant and do not warrant any mitigation to nearby intersections. The impacts to the area's intersections most likely to be effected by the additional project-related trip generation will be negligible. The primary intersection expected to be utilized by residents of the new homes is at N Interstate/N Buffalo, a signalized intersection which appears to have sufficient capacity. The area intersections will continue to operate at acceptable levels with the vehicle trips generated by the proposed project factored into the analysis.

No significant negative impacts are expected to occur in relation to any of the other evaluation factors. Vehicle access will be via individual driveways to each parcel, including the utilization of the existing abutting alley for Proposal Parcel 1. On-street parking impacts will be minimal considering the opportunities for on-site parking to be provided on each parcel. Other homes in the area are served by lengthy driveways/garages that accommodate multiple vehicles. Tri-Met offers public transit opportunities nearby via the Interstate Max Light-rail Line along N Interstate Ave, west of the site. Additional transit availability exists north of the site along N Lombard via bus route number 75 (Cesar Chavez/ Lombard). The minimal number of expected vehicle trips to be generated by the proposed project and the availability of on-site parking will result in insignificant impacts to the immediate and adjacent neighborhoods. The proposed two new single dwelling residential detached homes will have no bearing on the safety of any mode of travel throughout the area.

Given the area in which the site is located, the minimal increase in vehicle trips that will be generated by the proposed partition, and the classification of the streets within the local transportation system, PBOT expects that the transportation system will be able to support the existing development in the area as well as the proposed development.

In reviewing this land division, Portland Transportation relies on accepted civil and traffic engineering standards and specifications to determine if existing street improvements for motor vehicles, pedestrians and bicyclists can safely and efficiently serve the proposed new development. Portland Transportation has not identified or been made aware of any factors related to this proposal that lead to a conclusion other than that two additional dwellings

can be safely served by this existing street without having any significant impact on the level of service provided.

At this location, according to City GIS, N Buffalo is improved with (an average of) 33.5-ft of paving & a 12-ft wide sidewalk corridor (5-5-2 configuration) within an approx 58-ft wide r.o.w. N Montana is improved with 28-ft of paving & a 16-ft wide sidewalk corridor (9-5-2 configuration) within a 60-ft wide r.o.w.

The City's Pedestrian Design Guide recommends an 11-ft wide sidewalk corridor (0.5-ft curb, 4-ft wide furnishing zone, 6-ft wide sidewalk, 0.5-ft wide frontage zone) for Local Service streets abutting EX zoned sites. The existing sidewalk corridors along both street frontages satisfy the overall width requirement. However, the 5-ft wide sidewalk element of the existing sidewalk corridor along N Buffalo does not satisfy the required 6-ft wide sidewalk standard. In relation to the Building Permit reviews for the two new homes on the site, the applicant will be required to reconstruct this sidewalk corridor to include the 6-ft wide sidewalk (with an over the counter permit from PBOT staff). The existing sidewalk corridor along the site's N Montana frontage exceeds the recommended corridor; there will be no property dedication/frontage improvements associated with the proposed development on the site along N Montana. The applicant is advised however, that if the sidewalk is damaged during the course of construction, said sidewalk will need to be reconstructed to the satisfaction of the City Engineer. This will be required as a condition of development on parcel 1.

With the conditions of approval described above, this criterion is met.

33.654.130.A - Utilities (defined as telephone, cable, natural gas, electric, etc.)

Any easements that may be needed for private utilities that cannot be accommodated within the adjacent right-of-ways can be provided on the final plat. At this time no specific utility easements adjacent to the right-of-way have been identified as being necessary. Therefore, this criterion is met.

DEVELOPMENT STANDARDS

Development standards that are not relevant to the land division review, have not been addressed in the review, but will have to be met at the time that each of the proposed lots is developed.

Future Development

Among the various development standards that will be applicable to this lot, the applicant should take note of:

• This site is located in the "d" overlay zone. At time of development it can meet the Community Design standards or go through Design Review. The Community Design standards (33.218.140) require this proposal to meet the design standards found under 33.218.110 (for R3, R2 and R1 zones) since this proposal is for residential development. Zoning Code section 33.218.110.H (vehicle areas) requires alleys to be used for motor vehicle access if the site is served by an alley. This would affect proposed parcel 1 if the Community Design Standards are utilized.

OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical expertise of appropriate service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards applicable to this preliminary partition proposal.

Bureau	Code Authority and Topic	Contact Information
Water Bureau	Title 21 - Water availability	503-823-7404 www.portlandonline.com/water
Environmental Services	Title 17; 2008 Stormwater Manual Sewer availability & Stormwater Management	503-823-7740 www.portlandonline.com/bes
Fire Bureau	Title 31 Policy B-1 - Emergency Access	503-823-3700 www.portlandonline.com/fire
Transportation	Title 17, Transportation System Plan Design of public street	503-823-5185 www.portlandonline.com/transportation
Development Services	Titles 24 –27, Admin Rules for Private Rights of Way Building Code, Erosion Control, Flood plain, Site Development & Private Streets	503-823-7300 www.portlandonline.com/bds

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

- The applicant must meet the requirements of the Fire Bureau in regards to Fire hydrant spacing requirements/ensuring adequate hydrant flow from the nearest fire hydrant or obtaining an approved Fire Bureau appeal to this requirement/recording an Acknowledgement of Special Land Use Conditions that requires the provision of internal fire suppression sprinklers on Parcels 1 and 2 if necessary. In addition, at the time of development the applicant must provide a fire access way that meets the Fire Bureau requirements related to aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height as measure to the bottom of the eave of the structure or the top of the parapet for a flat roof. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.
- The applicant must meet the requirements of Urban Forestry for street tree planting in the existing planter strips adjacent to Parcel's 1 and 2 during the building permit application. This requirement is based on the standards of Title 20.

CONCLUSIONS

The applicant has proposed a 2 lot partition, as shown on the attached preliminary plan (Exhibit C-1). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions.

With conditions of approval that address these requirements this proposal can be approved.

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 2-lot partition, that will result in 2 parcels for single dwelling development as illustrated with Exhibit C-1, subject to the following conditions:

A. The final plat must show the following:

- 1. If required per condition B.3 below: A recording block for each of the legal documents such as an acknowledgement of special land use conditions. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "An Acknowledgement of Special Land Use Conditions has been recorded as document no.
 ________, Multnomah County Deed Records."
- 2. As required per 33.639 (Solar Access), Parcel 2 (corner lot) must be wider than Parcel 1 (interior lot).

B. The following must occur prior to Final Plat approval:

Utilities

- 1. The applicant shall meet the requirements of the Fire Bureau and demonstrate adequate Fire Hydrant spacing to determine if a new fire hydrant will be required. If a new fire hydrant is required. The applicant must contact the Water Bureau, Development Services Department at 503-823-7368, for fee installation information related to the purchase and installation of fire hydrants. The applicant must purchase the hydrant and provide verification to the Fire Bureau that the Water Bureau will be installing the required fire hydrant, with the required fire flow and pressure.
- 2. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.

Required Legal Documents

3. If required, per condition B.2 or B.3 above, the applicant shall execute an Acknowledgement of Special Land Use conditions, requiring residential development on Parcels 1 and 2 to contain internal fire suppression sprinklers, per Fire Bureau Appeal. The acknowledgement shall be recorded with Multnomah County, and referenced on the final plat.

C. The following conditions are applicable to site preparation and the development of individual lots:

- 1. If required per condition B.3 above, the applicant will be required to meet any requirements identified through a Fire Code Appeal. This may require the applicant to install residential sprinklers in the new dwelling unit on Parcels 1 and 2. Please refer to the final plat approval report for details on whether or not this requirement applies.
- 2. The applicant must provide a fire access way that meets the Fire Bureau requirements related to aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height as measure to the bottom of the eave of the structure or the top of the parapet for a flat roof.
- 3. As required per Zoning Code section 33.218.110.H (Community Design Standards) vehicular access to Parcel 1 must be from the abutting public alley. Curb cuts are not permitted from N. Buffalo Street. This condition will be applicable if the Community Design standards are used to meet the "d" design overlay zone requirements.
- 4. As required by Transportation (PBOT), the applicant shall pave (with asphalt) the alley from the back of the existing sidewalk to a point that will result in less than 500 square feet of paving (approx 38-ft).
- 5. The applicant must plant street tree(s) in the planter strip on N. Buffalo St. and N, Montana Ave street adjacent to parcels 1 and 2. Street trees will be chosen from the City's approved street tree list for the planting strip. Tree size requirements for residential sites are to be 2-inch caliper. The applicant must contact Urban Forestry at 503-823-4018 prior to selecting trees to discuss the species of trees that are permitted and to obtain the planting permit. Urban Forestry must inspect and approve the newly planted trees prior to final building permit approval.

Staff Planner: Shawn Burgett

Decision rendered by: ________ on January 16, 2013
By authority of the Director of the Bureau of Development Services

Decision mailed January 18, 2013

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on November 6, 2012, and was determined to be complete on **November 28, 2012.**

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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on November 6, 2012.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Recording the land division. The final land division plat must be submitted to the City within three years of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City's approval of the preliminary plan.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Applicant Narrative
 - 2. Stormwater report
 - 3. Memo from applicant dated 11/27/12
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Existing conditions
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division
 - 7. Life Safety
- F. Correspondence:
- G. Other:
 - 1. Original LU Application
 - 2 Site History Research
 - 3. E-mail to applicant dated 11/21/12

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



