ORDINANCE No. 185860

*Amend the Comprehensive Plan Map designation and change zoning of property in the vicinity of 7424 N Mississippi Ave, at the request of Haddish Tarekegn, Pristine Cleaning LLC (Ordinance; LU 12-160096 CP ZC).

The City of Portland ordains:

Section 1. Council finds:

1. The Applicant seeks, in the vicinity of property at 7424 N. Mississippi Avenue, the following:

   a. a Comprehensive Plan Map Amendment from General Commercial to Urban Commercial for the property legally described as Lots 3 and 4, Block 24, Fairport, a recorded plat in Multnomah County; and

   b. a Zoning Map Amendment from General Commercial (CG) to Mixed Commercial/Residential (CM) for the property legally described as Lots 3 and 4, Block 24, Fairport, a recorded plat in Multnomah County; and

   c. a Comprehensive Plan Map Amendment from High Density Single Dwelling Residential to Urban Commercial for the property legally described as Lots 5 through 8, Block 24, Fairport, a recorded plat in Multnomah County; and

   d. a Zoning Map Amendment from Residential 5,000 (R5) to Mixed Commercial/Residential (CM) for the property legally described as Lots 5 through 8, Block 24, Fairport, a recorded plat in Multnomah County.

2. An application complying with all requirements of Title 33, Planning and Zoning, of the Code of the City of Portland seeking amendment of the Comprehensive Plan Map and Zoning Map has been received with the proper fee for filing paid.

3. The Hearings Officer held a duly noticed public hearing on October 29, 2012, and a Recommendation was issued on December 5, 2012, (BDS File No. LU 12-160096 CP ZC). The Hearings Officer recommended approval of the requested Comprehensive Map Amendments and Zoning Map Amendments, with conditions.

4. The requested Comprehensive Plan Amendments and Zoning Map Amendments, based on the findings contained in the Recommendation of the Hearings Officer, are found to be in conformance with the Comprehensive Plan and relevant Title 33 approval criteria.

NOW THEREFORE, the Council directs:

a. City Council adopts the facts, findings, conclusions and recommendations of the Hearings

Officer in BDS File No. LU 12-160096 CP ZC.

b. The Comprehensive Plan Map Amendments and Zoning Map Amendments for the property legally described as Lots 3 through 8, Block 24, Fairport, a recorded plat in Multnomah County, are approved as follows:

1. A Comprehensive Plan Map Amendment from General Commercial to Urban Commercial for Lots 3 and 4, Block 24, Fairport, a recorded plat in Multnomah County.

2. A Zoning Map Amendment from General Commercial (CG) to Mixed Commercial/Residential (CM) for Lots 3 and 4, Block 24, Fairport, a recorded plat in Multnomah County.

3. A Comprehensive Plan Map Amendment from High Density Single Dwelling Residential to Urban Commercial for Lots 5 through 8, Block 24, Fairport, a recorded plat in Multnomah County.

4. A Zoning Map Amendment from Residential 5,000 (R5) to Mixed Commercial/Residential (CM) for Lots 5 through 8, Block 24, Fairport, a recorded plat in Multnomah County.

5. The Comprehensive Plan Map and Zoning Map Amendments for Lots 3 through 8, Block 24, Fairport, a recorded plat in Multnomah County (hereinafter the "Subject Property"), are subject to the conditions below. Any violation of these conditions shall be subject to the enforcement procedures in the City code, but will not void the Comprehensive Plan Map and Zoning Map Amendments:

   A. Uses on the Subject Property are limited to a total of 444 weekday AM and 327 weekday PM peak hour trips.

      1. If the Subject Property is separated and/or divided into separate lots, the trip cap applies to the cumulative development/uses on the original 15,000 square foot site described as Lots 3-8, Block 24, Fairport.

      2. When the Subject Property is redeveloped or when additional commercial floor area is proposed on the Subject Property that will result in 10,500 square feet or more of commercial floor area and/or three or more new residential units, Applicant must submit a traffic analysis prepared by a professional traffic consultant. The analysis must confirm that the maximum number of vehicle trips associated with the development project(s), plus the existing uses on the Subject Property, will not exceed the 444 weekday AM and 327 weekday PM peak hour trip cap. The traffic analysis must be submitted as part of the Building Permit application for PBOT review.

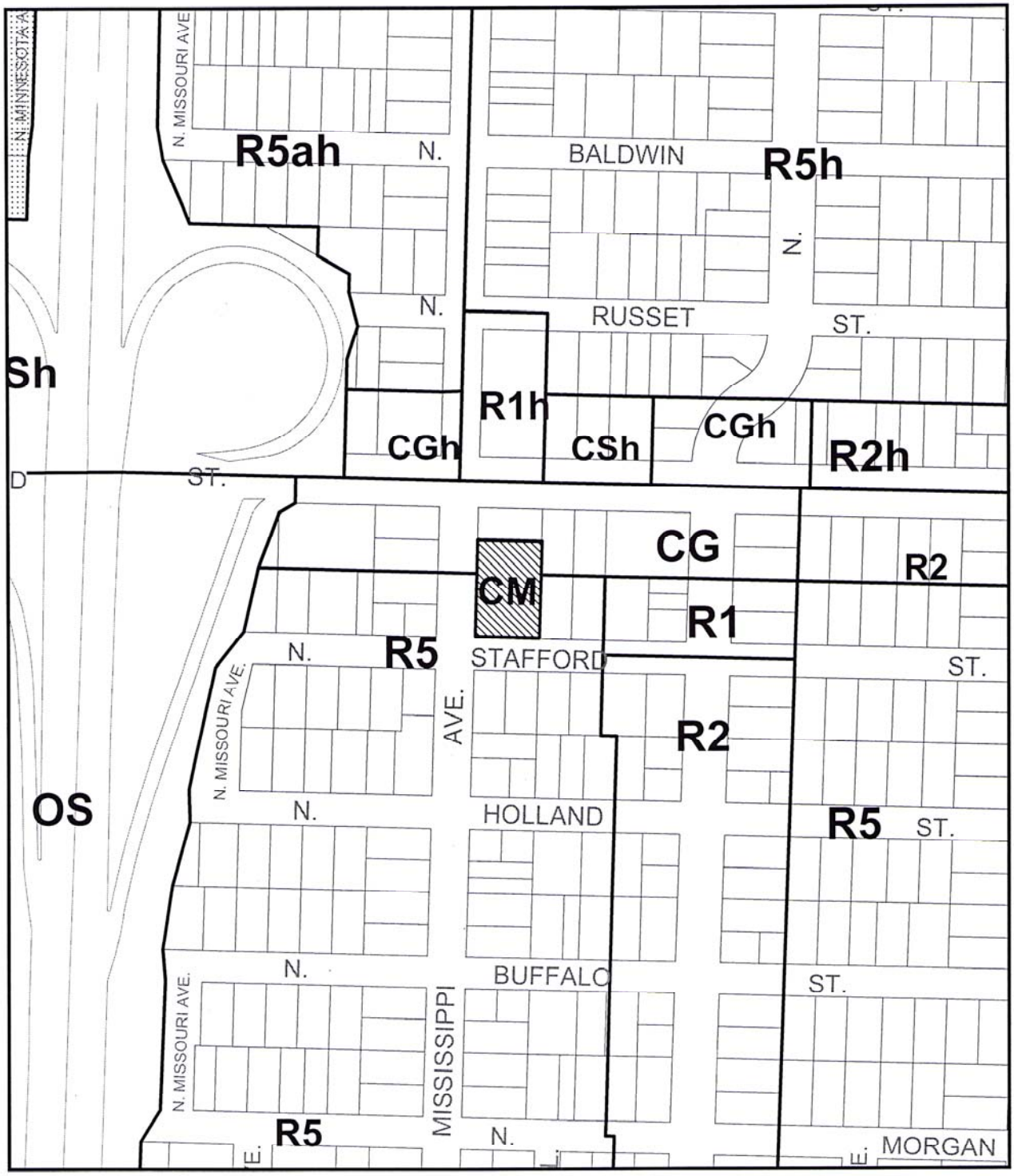
Section 2. The Council declares an emergency exists because there should be no delay in the beneficial use of the above-described property; therefore, this ordinance shall be in full force and

effect from and after its passage by the Council.

Passed by the Council: JAN 16 2013

City Auditor LaVonne Griffin-Valade
Prepared by: Gregory Frank
Date Prepared: January 8, 2013

LaVonne Griffin-Valade
Auditor of the City of Portland
By Susan Parsons
Deputy



ZONING Site

PROPOSED

NORTH

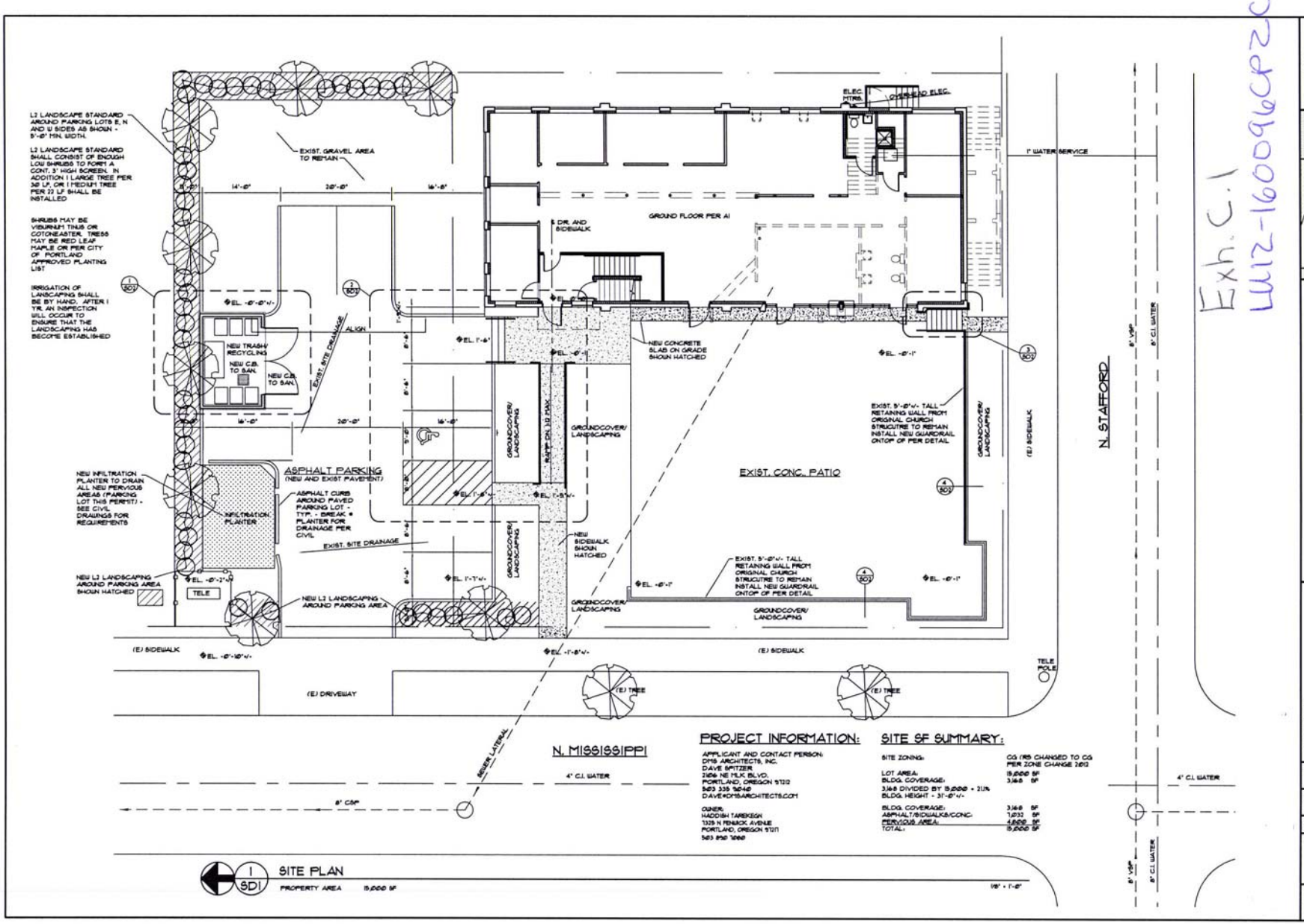
File No. LU 12-160096 CP, ZC

1/4 Section 2329

Scale 1 inch = 200 feet

State_Id 1N1E15BA 14700

Exhibit B (Oct. 4,2012)



Exh. C.1
LU12-160096CP ZC

REGISTERED ARCHITECT · STATE OF OREGON

DMS

7424 N MISSISSIPPI AVENUE
BUILDING RENOVATION

7424 N. MISSISSIPPI AVENUE
PORTLAND, OR 97217

SHEET CONTENT
SITE PLAN
SITE NOTES/SUMMARY

JOB No. 000016
DRAWN DMS
DATE 6/28/12
REVISIONS

SHEET SD1 OF 2