

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 www.portlandoregon.gov/bds

Date: March 7, 2013

To: Interested Person

From: Sylvia Cate, Land Use Services

503-823-7771 / Sylvia.Cate@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, we need to receive your written comments by 5 p.m. on March 28, 2013. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-120560 AD, in your letter. It also is helpful to address your letter to me, Sylvia Cate.

CASE FILE NUMBER: LU 13-120560 AD

Owner: Glenhaven LLC

PO Box 13998

Portland, OR 97213-0998

Applicant: Chris Sanberg, Director of Facilities

Banfield Pet Hospital 8000 NE Tillamook St Portland, OR 97213

Representative: Joseph Voboril, Attorney

Tonkon Torp LLP

888 SW Fifth Ave Suite 1600

Portland, OR 97204

Site Address: 8000 NE TILLAMOOK ST

Legal Description: BLOCK 52 INC ALL VAC ST E OF & ADJ BLOCK 53 EXC PT IN ST,

JONESMORE

Tax Account No.: R433607740, R433607740, R433607740

State ID No.: 1N2E29DD 00100, 1N2E29DD 00100, 1N2E29DD 00100

Quarter Section: 2838

Neighborhood: Madison South, contact Frank Walsh at 503-261-8090.

Business District: Portland International District Business Association, contact Thomas

Wright at 503-249-3926.

District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.

Zoning: CG, General Commercial

Case Type: AD, Adjustment

Procedure: Type II, an administrative decision with appeal to the Adjustment

Committee.

Proposal:

In 2004, the Banfield Pet Hospital received a Land Use Review approval via LU 04-019454 CP ZC AD to construct a headquarters office with associated parking and a public dog park. That land use approval changed the zoning on the site from R5, Residential 5,000 to CG, General Commercial. The application also approved three adjustments: to increase the maximum transit street setback to allow the building to be located on the western portion of the site so that the dog park could be placed along the NE 82nd Avenue frontage; to waive the Main Entrance Transit setback for the same site configuration; and to allow the required perimeter parking lot landscaping to be placed along the eastern edge of the dog park instead of along the edge of the paved parking area.

Subsequent to the approval, the Banfield Pet Hospital Headquarters Office was constructed, comprised of 2 stories and with 220 parking spaces under the building and an additional 198 parking spaces on a surface parking lot between the dog park and the office building.

Since the headquarters office opened, the business needs have grown steadily to the point that the Banfield Pet Hospital is requesting an Adjustment to expand the existing surface parking lot and remove the western half of the dog park. The site is allowed a total 513 parking space, but only 418 are on site. The applicant notes that this expansion should significantly reduce any spill over parking into the neighborhood. Because the dog park was approved as mitigation for the Adjustment to place the required parking lot perimeter landscaping along the eastern edge of the dog park, and the dog park open grassy area was additional mitigation for that Adjustment, the applicant requests an Adjustment approval to reduce the dog park and provide additional allowed parking spaces on site. Attached to this Notice is a zoning map and site plans depicting the proposal.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

33.805.040 Approval Criteria

- **A.** Granting the adjustment will equally or better meet the <u>purpose</u> of the regulation to be modified; and
- **B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and
- **C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and *(not applicable)*
- **D.** City-designated scenic resources and historic resources are preserved; (not applicable)
- E. Any impacts resulting from the adjustment are mitigated to the extent practical; and
- **F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable; (not applicable)

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. This application was submitted on February 26, 2013 and determined to be complete on March 4, 2013.