City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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

Date: October 7, 2013

To: Interested Person

From: Sheila Frugoli, Land Use Services
503-823-7817 / Sheila.Frugoli@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 October 28, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-205785 AD, in your letter. It also is helpful to address your letter to me, Sheila Frugoli, Senior Planner.

CASE FILE NUMBER: LU 13-205785 AD

Applicants/Owners: Melissa Johnson, Corporate Assistant / O'Reilly Automotive Stores Inc
233 S Patterson Ave / Springfield, MO 65802

Holly Weinberg, Representative / O'Reilly Automotive Stores Inc
233 S Patterson Ave / Springfield, MO 65802

Representative: Kevin Hallwyler, Sign Contractor / Security Signs
2424 SE Holgate Blvd / Portland, OR 97202

Site Address: 5155 N LOMBARD ST

Legal Description: BLOCK I LOT 1 EXC PT IN ST LOT 2 EXC PT IN ST SLY 25' OF LOT 3 EXC PT IN ST & EXC PT IN ALLEY, PORTSMOUTH VILLA EXTD
Tax Account No.: R670702590, R670702590, R670702590
State ID No.: 1N1E08CB 11600, 1N1E08CB 11600, 1N1E08CB 11600
Quarter Section: 2225
Neighborhood: Portsmouth, contact Erica Timm at 503-310-8108.
Business District: None
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.
Plan District: None
Zoning: CS, Storefront Commercial zone
Case Type: AD, Sign Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

PROPOSAL:
The applicant is requesting a Sign Adjustment for a new O'Reilly Auto Parts store at N Lombard and N Hodge streets. For the subject retail use, the Sign Code allows a total of approximately 82 square feet of sign area for wall mounted signs. The applicant is requesting an Adjustment to allow an additional 41.24 square feet of wall sign, to be installed on the west elevation. Sign permits have been issued for this site for two 41.25 square foot wall signs. The signs will be installed on the south and east elevations near the entrance to the store. Also, a permit has been issued for a 99.84 square foot free-standing (pole) sign. The pole sign will be located near the east property line. See the attached site plan and exterior building elevations.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 32.38.030 C.1 and C.2, Sign Adjustments.

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 September 17, 2013 and determined to be complete on October 2, 2013.

DECISION MAKING PROCESS
The Bureau of Development Services will make a decision on this proposal.
We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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 extended at the request of the applicant.

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.

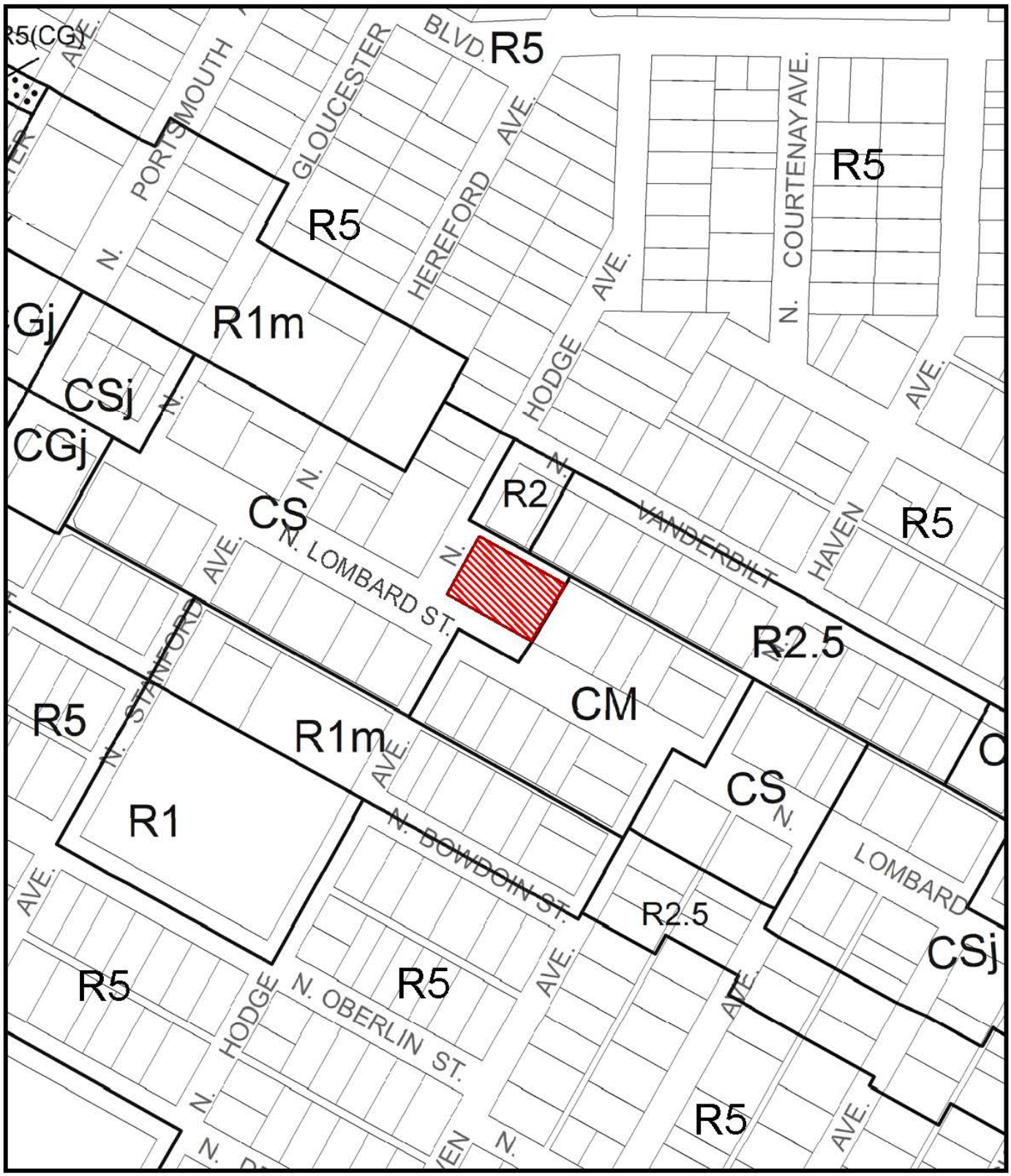
APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Adjustment Committee. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

APPEAL OF THE FINAL CITY DECISION
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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).

Enclosures:
Zoning Map
Site Plan
Building Elevations with Wall Signs

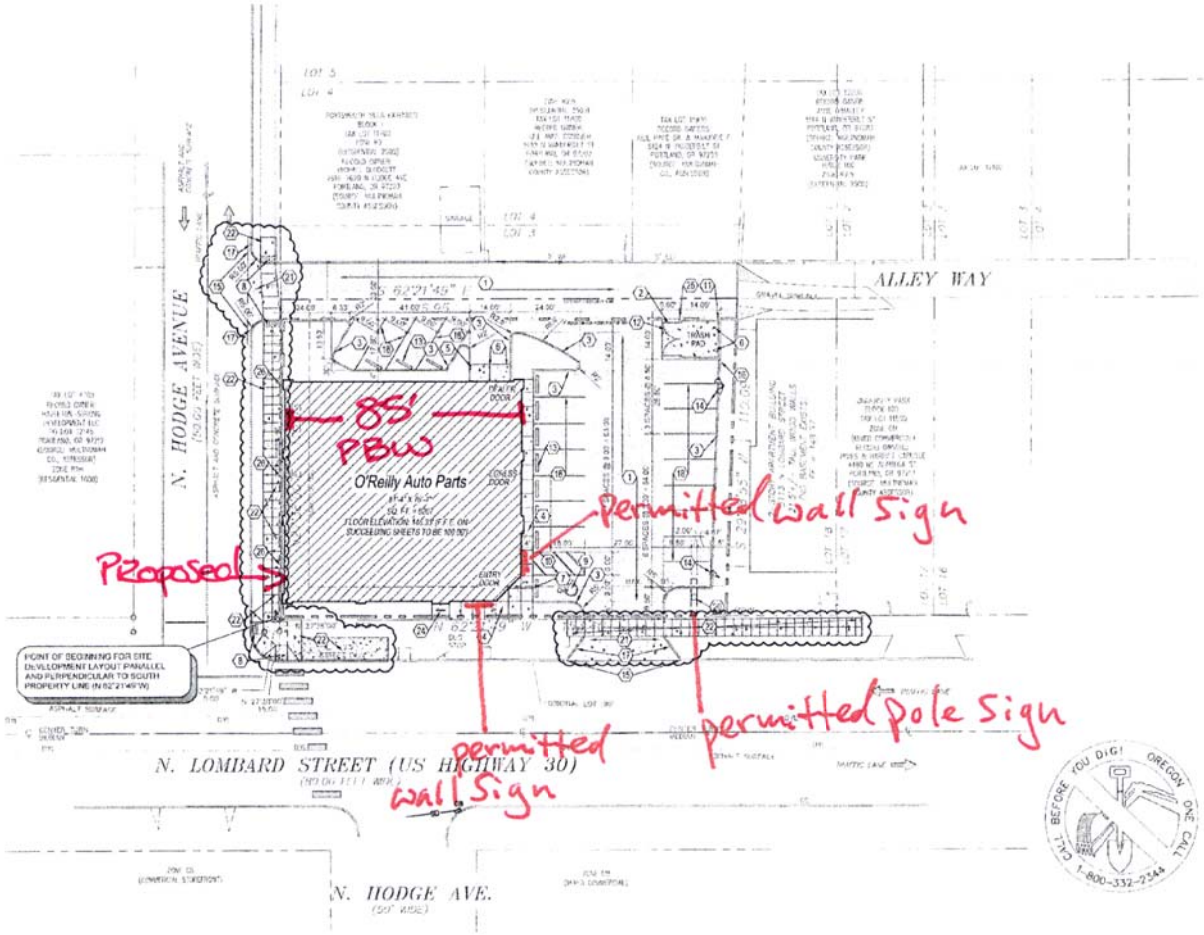


ZONING

Site

NORTH

File No.	LU 13-205785 AD
1/4 Section	2225
Scale	1 inch = 200 feet
State_Id	1N1E08CB 11600
Exhibit	B (Sep 20,2013)



SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

- NEW BUILDING CONSTRUCTION
- AREA OF CONCRETE
- AREA OF PAVING
- NEW POLE SIGN LOCATION
- NEW CONCRETE PAVING BLOCK
- NEW LIGHT POLE LOCATION
- NEW FENCE CONSTRUCTION

GENERAL NOTES:

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS

B. ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.

C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.

KEY NOTES:

1. CONCRETE PAVING
   REFER TO DETAIL 1/C3

   ALTERNATE #1
   ASPHALT PAVING REFER TO DETAIL 2/C3
   REFER TO PROJECT MANUAL
2. CONCRETE PAVING
   REFER TO DETAIL 1/C3
3. CONCRETE CURB
   REFER TO DETAIL 3/C3
4. CONCRETE SIDEWALK
   REFER TO DETAIL 4/C3
5. CONCRETE DOOR LANDING
   REFER TO DETAIL 4/C3 AND STRUCTURAL DETAILS. RAMP PAVING AS INDICATED. LANDING CAN BE POURED MONOLITHIC IF CONCRETE PAVING IS USED
6. STEEL BOLLARD
   REFER TO DETAIL 6/C3. PROVIDE (2) AT TRASH PAD AND OVERHEAD DOOR. REFER TO STRUCTURAL PLAN FOR LOCATION
7. HANDICAP PARKING SIGN
   REFER TO DETAIL 7/C3
8. CONCRETE HANDICAP RAMP
   REFER TO DETAIL 8/C3
9. HANDICAP PARKING SYMBOL
   REFER TO DETAIL 5/C3
10. HANDICAP ACCESS UNLOADING ZONE
    SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN
11. MASONRY ENCLOSURE (6'-0" TALL ON NORTH, WEST, AND SOUTH SIDE, 10'-0" TALL ON EAST SIDE) WITH ROOF AND WOOD GATE. REFER TO DETAIL 11/C3 AND STRUCTURAL
12. NOT USED
13. CONCRETE BUMPER BLOCK
    8"w x 5"h x 6'-0" LONG CONCRETE. ANCHOR TO PAVING WITH (2) 1'-6" LONG #4 REBAR (TO BIT LEVEL WITH PAVING)
14. PARKING LOT LIGHTING
    REFER TO SITE UTILITIES PLAN FOR LOCATION AND TYPE. (SHOW FOR SUT)
15. LIMITS OF NEW PAVING
    MATCH EXISTING PER CITY AND OR STATE STANDARDS
16. ROLL DOWN CURB
    TERMINATE AND ROLL DOWN NEW CURB WHERE INDICATED. ROLL DOWN AT 1:2
17. CONCRETE CURB
    NEW CONCRETE CURB TO MATCH EXISTING ADJACENT CURB
18. STRIPING
    PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - YELLOW (2 COATS)
19. NOT USED
20. SIGN LOCATION
    SIGN FURNISHED AND INSTALLED BY OWNER. REFER TO SITE UTILITIES PLAN FOR DETAILS.
21. CONCRETE DRIVE APRON
    TO BE INSTALLED PER CITY AND OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE PAVING CONSTRUCTION AS SHOWN ON DETAIL 1/C3
22. CONCRETE SIDEWALK
    TO BE INSTALLED PER CITY AND OR STATE STANDARDS (TO MATCH EXISTING SIDEWALK)
23. NOT USED
24. BICYCLE PARKING
    EQUAL TO COLUMBIA CASCADE 21/0-S-C. POWDER COATED COLOR TO BE SVERNIGREN.
25. 3" PVC DOWNSPOUT AT NORTHWEST CORNER OF ENCLOSURE TO DISCHARGE TOWARD THE WEST
26. 8" CONCRETE CURB
    TO BE INSTALLED PER CITY STANDARDS

NOTE:
ALL WORK IN THE PUBLIC RIGHT-OF-WAY IS COVERED UNDER A SEPARATE PBOT PERMIT FROM THE REMAINDER OF THE SITE.

1 / C2 **SITE DEVELOPMENT PLAN**
SCALE: 1" = 20'

10 0 10 20 40
DRAWING SCALE - FEET

N CONST N

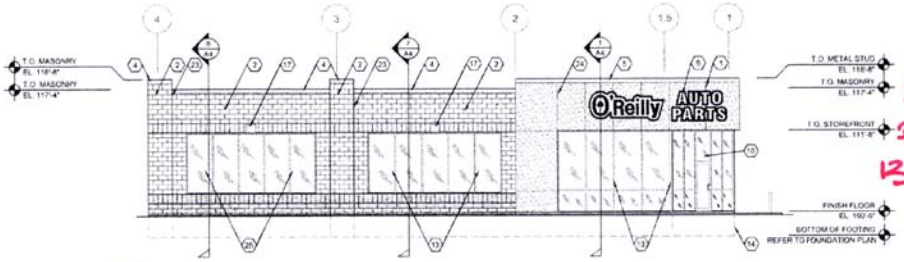
REFER TO LANDSCAPE PLAN FOR PLANTINGS

THOMAS A. LUNDBERG
ARCHITECT
1734 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0559
FAX: 417.862.3265
e-mail: architecture@thomasalundberg.com

New O'Reilly Auto Parts Store
5139 N. LOMBARD STREET
PORTLAND, OR
(PORTLAND, OR #10)

O'Reilly AUTO PARTS
Corporate Office:
233 South Patterson, Springfield, Mo 65802
Phone: (417) 862-3333 FAX: (417) 874-7112

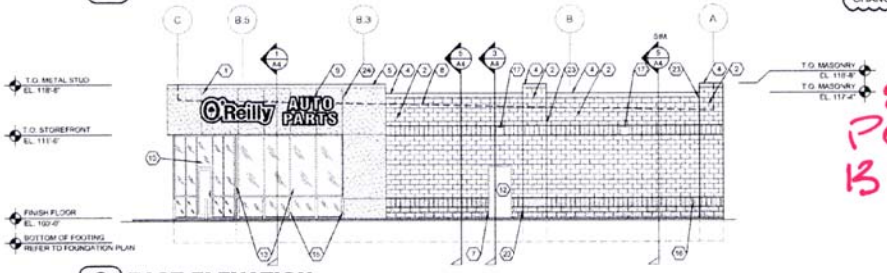
LOGIN #	5129
DATE:	6-10-11
REVISION DATE:	11-10-11
	2-13-12
	7-5-12
	4-23-13



Existing Permit 13-188297

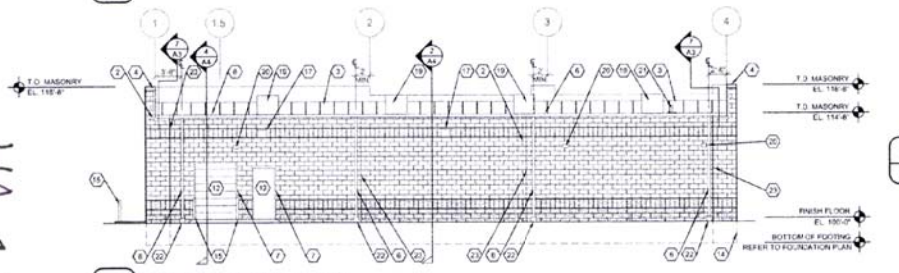
1 SOUTH ELEVATION
A3 SCALE: 1/8" = 1'-0"

ELEVATIONS HAVE CHANGED EXTENSIVELY

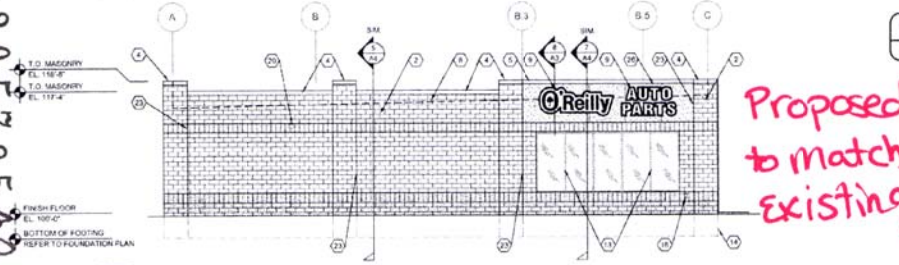


Existing Permit 13-188298

2 EAST ELEVATION
A3 SCALE: 1/8" = 1'-0"

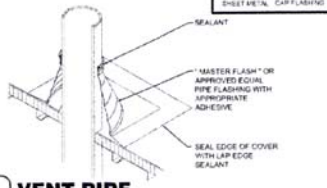


3 NORTH ELEVATION
A3 SCALE: 1/8" = 1'-0"

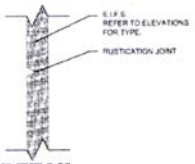


Proposed to match existing

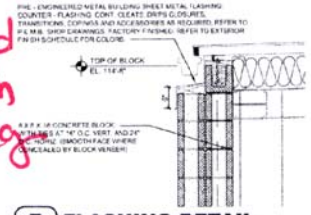
4 WEST ELEVATION
A3 SCALE: 1/8" = 1'-0"



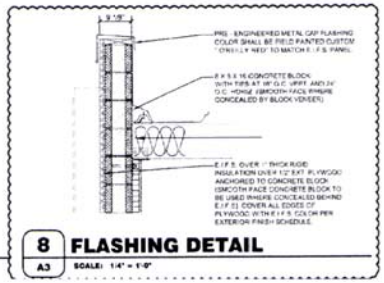
5 VENT PIPE
A3 SCALE: N.T.S.



6 JOINT DETAIL
A3 SCALE: N.T.S.



7 FLASHING DETAIL
A3 SCALE: N.T.S.



8 FLASHING DETAIL
A3 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

TYPE	COMPANY TYPE	COLOR
STANDARD CONCRETE MASONRY UNIT (C.M.U.) SPLIT FACE (8 X 8 X 16) "PROVIDE FULL 8" FACE AT ALL CORNERS COURSE: RUNNING	PER LOCAL SUPPLIAR	SHERWIN WILLIAMS PAINT (1) COAT S-W PREPRITE BLOCK FILLER B25W25 (NO LESS THAN 8 MILS) (2) COATS S-W CONFLEX XI SMOOTH ELASTOMERIC A8-400 (NO LESS THAN 6.7 MILS EACH COAT) COLD WEATHER APPLICATIONS SHERWIN WILLIAMS PAINT (1) COAT S-W I-CON BLOCK SURFACER (NO LESS THAN 8 MILS) (2) COATS S-W ULTRACRETE SOLVENT BORNE SMOOTH B48-600 (NO LESS THAN 8 MILS EACH COAT OR 16 MILS TOTAL) FIELD BLOCK COLOR EQUAL TO SHERWIN WILLIAMS "SOFTER TAN" 6040141 ACCENT BLOCK COLOR EQUAL TO (IND CATED BY SHADING) SHERWIN WILLIAMS "LATTE" SW6108 ACCENT BLOCK COLOR EQUAL TO (IND CATED BY SHADING) SHERWIN WILLIAMS "ROOKWOOD CLAY" SW2523 SEE SPECIFICATIONS SECTION 05500
EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.)	DRYVIT SANDBLAST FINISH	O'REILLY RED # 5T16-N-5-01 (FACTORY MIXED ONLY)
STOREFRONT (NO SUBSTITUTES)	EFCO	IVY
	KAWNEER	DARK IVY
	VISTA WALL	INTERSTATE GREEN
BOLLARDS	IN FIELD	O'REILLY GREEN GLIDDEN EXTERIOR SEMI-GLOSS LATEX BASE: 2467 - 300 YTX: SP-42 TBL: 4P48 GRN: 3P14 WHT: 20 COLOR # CUSTOM
EXTERIOR DOORS	BY OWNER	FIELD PAINT SHERWIN WILLIAMS "SOFTER TAN" SW6141
SHEET METAL CAP FLASHING AT STOREFRONT	BY METAL BUILDING MFGR	O'REILLY RED (VERIFY MIX BELOW MATCHES E.I.F.S. COLOR) SHERWIN WILLIAMS MIX B45R - 85/5X/X/5/85/X/35 - GALLON FORMULA QU45 TN-19 CLEAR COAT - DIAMOND CLAD CLEAR COAT URETHANE B97-1/3/5/4/1/X/5/85/X/1/35 - 2 COMPONENT
SHEET METAL CAP FLASHING	BY METAL BUILDING MFGR	PRE FINISHED BY MFGR. COLOR "BIRCH WHITE"

GENERAL NOTES:

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

B. REFER TO COVER SHEET FOR BUILDING DESIGN CRITERIA.

C. REFER TO PRE-ENGINEERED METAL BUILDING DRAWINGS FOR ADDITIONAL REQUIREMENTS.

D. REFER TO MECHANICAL / ELECTRICAL PLAN FOR SYSTEM TYPES AND LOCATIONS.

E. REFER TO SITE DEVELOPMENT PLANS FOR ADDITIONAL REQUIREMENTS.

KEY NOTES:

1. EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.) REFER TO EXTERIOR FINISH SCHEDULE.
2. MASONRY WALL CONSTRUCTION REFER TO EXTERIOR FINISH SCHEDULE AND WALL SECTIONS.
3. PRE FINISHED STANDING SEAM ROOF BY PRE-ENGINEERED METAL BUILDING COMPANY.
4. PRE - FINISHED METAL CAP FLASHING COLOR SHALL BE "BIRCH WHITE".
5. PRE - ENGINEERED METAL CAP FLASHING COLOR SHALL BE FIELD PAINTED CUSTOM " O'REELY RED" TO MATCH E.I.F.S. PANEL.
6. PRE - ENGINEERED METAL GUTTER AND DOWN SPOUTS PRE - FINISHED. COLOR TO BE "BIRCH WHITE."
7. CONCRETE MASONRY UNIT (CMU) SPLIT FACE HEAD AND JAMB UNITS
8. LINE OF ROOF DASHED LINE INDICATES LINE OF ROOF BEYONE WITH SLOPE OF 1/4" PER FOOT
9. SIGN APPROXIMATE OUTLINE OF "O'REELY AUTO PARTS" SIGN. OWNER FURNISHED AND INSTALLED. PROVIDE BLOCKING AS REQUIRED FOR MOUNTING SIGN. WORK TO BE COORDINATED WITH OWNER
10. ADDRESS NUMBERS 6" VINYL BY CONTRACTOR. COLOR TO BE WHITE.
11. NOT USED.
12. DOOR AND FRAME FIELD PAINT "SOFTER TAN" (REFER TO DOOR SCHEDULE.)
13. STOREFRONT (REFER TO FLOOR PLAN FOR WINDOW TYPES.)
14. LINE OF FOUNDATION (REFER TO FOUNDATION PLAN.)
15. STEEL BOLLARDS (1) TYPICAL AT STOREFRONT (2) AT O.H. DOOR LOCATION. FIELD PAINT "O'REELY GREEN". (REFER TO FOUNDATION PLAN.)
16. HOSE BIB (REFER TO PLUMBING PLAN)
17. LIGHT FIXTURE (REFER TO ELECTRICAL PLAN)
18. NOT USED
19. ROOF TOP UNIT APPROXIMATE LOCATION. (REFER TO MECHANICAL PLAN FOR EXACT LOCATION)
20. MECHANICAL WALL PENETRATIONS PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED (REFER TO M.E.P. SHEETS)
21. ROOF PIPING VENT REFER TO DETAIL 5/A3
22. DOWNSPOUT COLLECTION SYSTEM REFER TO CIVIL FOR ADDITIONAL INFORMATION
23. MASONRY CONTROL / EXPANSION JOINT (MATCH MASONRY) PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD (REFER TO STRUCTURAL SHEETS.)
24. RUSTICATION JOINT REFER TO DETAIL 6/A3
25. 2 1/2" (FIXED APPLIED MULLION (FIXED) FRAME EQUAL TO EFCO S-9600 WITH NON-TRANSPARENT 1/4" SPANDREL GLASS (COLOR TO MATCH GREEN IDOVER)
26. E.I.F.S. OVER 1" THICK RIGID INSULATION OVER 1/2" EXT. PLYWOOD ANCHORED TO CONCRETE BLOCK (SMOOTH FACE CONCRETE BLOCK TO BE USED WHERE CONCEALED BEHIND E.I.F.S) COVER ALL EDGES OF PLYWOOD WITH E.I.F.S. COLOR PER EXTERIOR FINISH SCHEDULE

THOMAS A. LUNDBERG ARCHITECT
1176 East Sunshine, Suite 417
Springfield, Missouri 65804
417 883 8538
Fax: 417 862 3265
e-mail: architect@eletrifyhandler.com

New O'Reilly Auto Parts Store
5139 N. LOMBARD STREET
PORTLAND, OR
(PORTLAND, OR #10)

O'Reilly AUTO PARTS
Corporate Office:
233 South Patterson, Springfield, Mo. 65802
Phone: (417) 862-3333 Fax: (417) 874-7112

COMM #	1135
DATE:	6-10-11
REVISION DATE:	11-18-11

LU 13-205785 AD