



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

FROM CONCEPT TO CONSTRUCTION

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Date: March 21, 2014

From: Rachel Whiteside, Land Use Services  
503-823-7605 / [Rachel.White@portlandoregon.gov](mailto:Rachel.White@portlandoregon.gov)

## **REQUEST FOR RESPONSE**

**Case File: LU 13-237078 ZC LDP**  
**Pre App: PC # 13-207794**

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 e-mail. Your timely response, 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 Rachel Whiteside 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: April 21, 2014** (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: May 2, 2014**
- **A public hearing before the Hearings Officer is tentatively scheduled for May 12, 2014**

**Applicant:** Mike Coyle/ Faster Permits  
14334 NW Eagleridge Lane/ Portland OR 97229

**Owner:** Greg Perrin/ Columbia Redevelopment LLC  
3936 SE Reedway St/ Portland OR 97202

**Site Address:** 3936 SE REEDWAY ST

**Legal Description:** BLOCK 70 LOT 1, WOODSTOCK  
**Tax Account No.:** R928904210  
**State ID No.:** 1S1E13DA 06600  
**Quarter Section:** 3634

**Neighborhood:** Woodstock, contact Terry Griffiths at 503-771-0011.  
**Business District:** Woodstock Community Business Association, contact Sean Daugherty at 503-754-2636.  
**District Coalition:** Southeast Uplift, contact Bob Kellett at 503-232-0010.

**Plan District:** None  
**Zoning:** R5

**Case Type:** ZC LDP, Zone Map Amendment and Land Division (Partition)  
**Procedure:** Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

**Proposal:**

The applicant proposes to partition the subject property into three parcels of approximately 4,548 (Parcel 1), 2,406 (Parcel 2), and 3,009 (Parcel 3) square feet in size in conjunction with a Zone Map Amendment in conformance with the Comprehensive Plan from Residential 5,000 (R5) to Residential 2,500 (R2.5). Proposed Parcels 2 and 3 are below the minimum lot width of 36 feet and must meet the narrow lot criteria. Sanitary sewer service is proposed from SE Reedway Street, with a 10-foot wide private sanitary sewer easement across Parcel 1 for the benefit of Parcel 3. Water service for each lot is available in their respective frontages. Stormwater disposal for Parcels 2 and 3 is proposed via individual drywells. There are no trees onsite, but six existing street trees are proposed to remain.

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 3 units of land (3 lots and 0 tracts). Therefore this land division is considered a partition.

This subdivision proposal is reviewed through a Type IIx procedure because: (1) the site is in a residential zone; (2) four to ten dwelling units are proposed, not including accessory dwelling units (see 33.660.110). A Type III Zone Map Amendment is required for the change in conformance with the Comprehensive Plan.

**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:

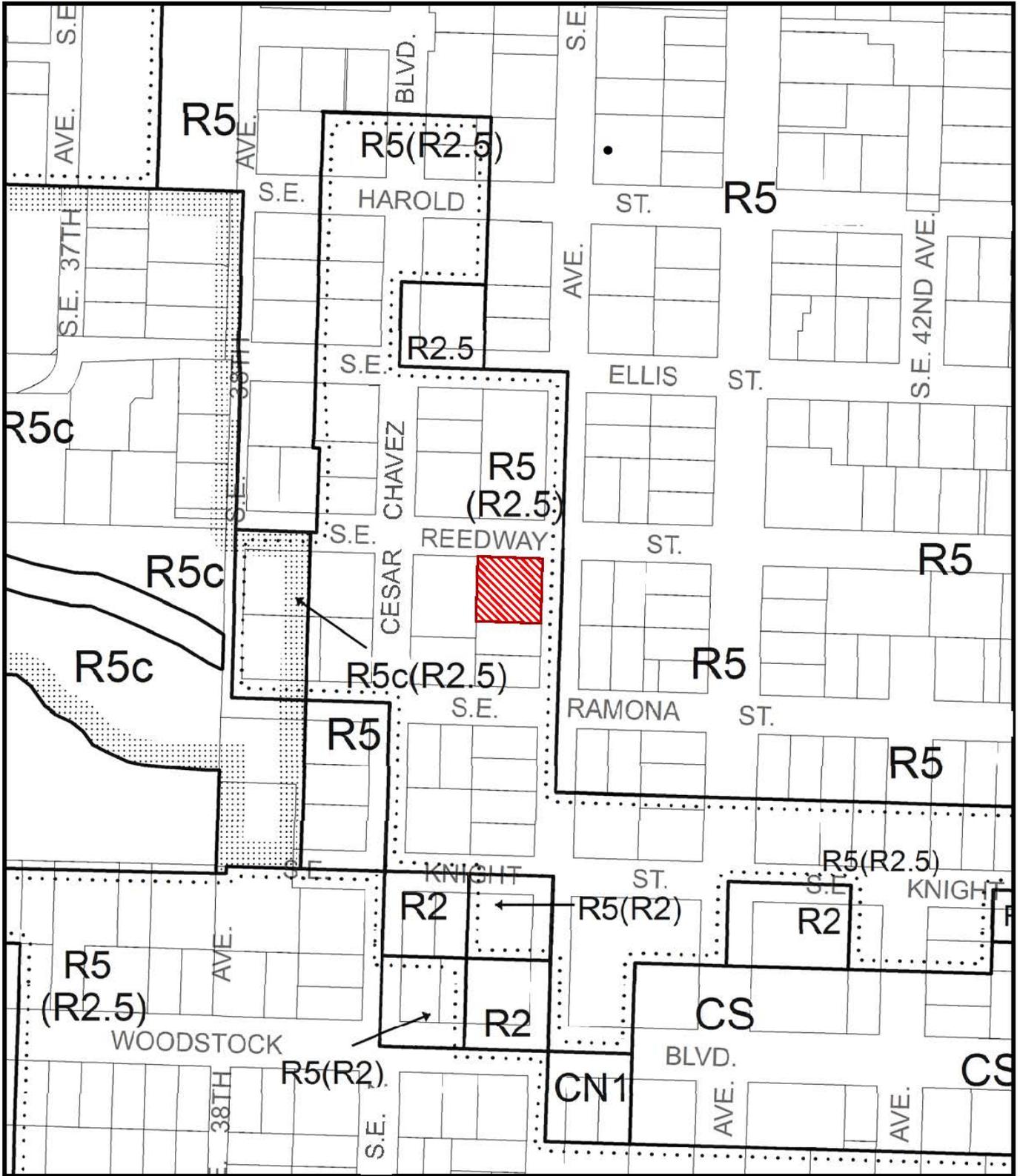
- **Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones**
- **33.855.050, Approval Criteria for Base Zone Changes**

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 December 12, 2013 and determined to be complete on March 20, 2014.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Preliminary Plat, Site Utility Plan



# ZONING

 Site



File No. LU 13-237078 ZC,LDP  
 1/4 Section 3634  
 Scale 1 inch = 200 feet  
 State\_Id 1S1E13DA 6600  
 Exhibit B (Dec 16, 2013)

3936 SE REEDWAY STREET  
 TAX MAP T1S R1E 13DA  
 TAX LOT 6600  
 PORTLAND, OREGON

PRELIMINARY PLAT

NO.	DATE	DESCRIPTION

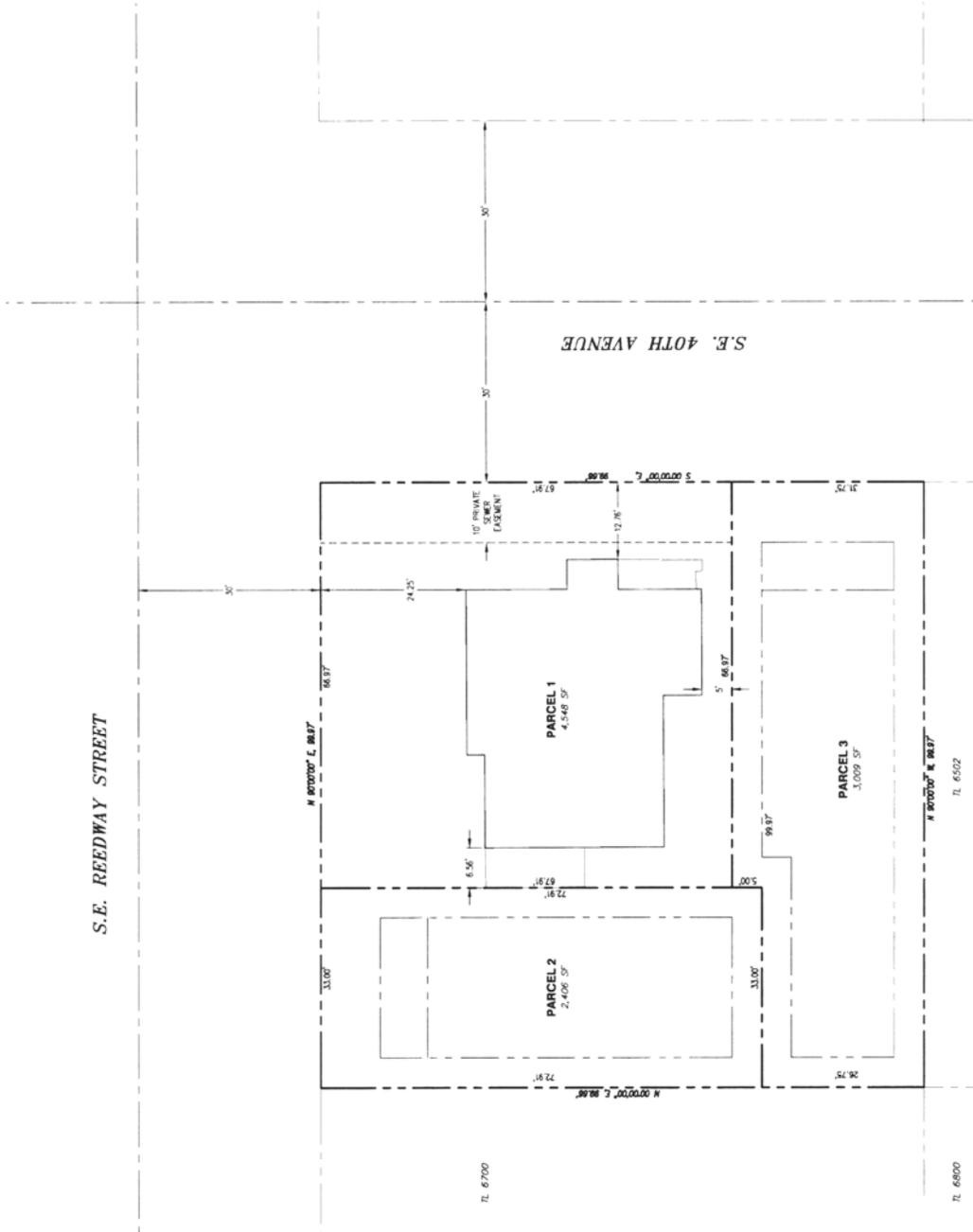
**EMERIO**  
*Design*  
 6107 SW MURRAY BLVD, SUITE 147  
 BEAVERTON, OREGON 97008  
 PH: (503)-746-8812

9  
 3  
 SHEET



- LEGEND**
- PROPERTY LINE
  - ADJACENT/ABUTTING LOT LINE
  - CENTER LINE ROW
  - SET BACK LINE

**ZONE**  
 R2.5  
**SETBACKS**  
 FRONT: 10 FT.  
 GARAGE: 18 FT.  
 REAR: 5 FT.  
 SIDE: 5 FT.



S.E. REEDWAY STREET

S.E. 40TH AVENUE

W 8000'00" E 84.97'

W 8000'00" E 84.97'

N 00'00"00" E 84.86'

PARCEL 2  
2,408.59'

PARCEL 1  
4,140.59'

PARCEL 3  
3,009.59'

Tl. 6700

Tl. 6600

