



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: December 4, 2012
To: Interested Person
From: Shawn Burgett, Land Use Services
503-823-7618 / shawn.burgett@portlandoregon.gov

NOTICE OF A TYPE I 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 45 days, **we need to receive your written comments by 5 p.m. on January 3, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-202563 LDP, in your letter. It also is helpful to address your letter to me, Shawn Burgett.

CASE FILE NUMBER: LU 12-202563 LDP

Applicant: Kevin Partain, Urban Visions
223 NE 56th Ave
Portland OR 97213
P: 503-421-2967

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 Chris Duffy at 971-506-0541.
Business District: Interstate Corridor Business Association, contact Aleksandra Johnson at 503-735-4420.
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.
Plan District: North Interstate

Zoning: EXd (Central Employment 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 sq. ft. 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 go 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 approval criteria are:

In order to be approved, this proposal must comply with the approval criteria of *Title 33*. The relevant criteria are found in Section 33.662.320, Approval Criteria for Land Divisions in Commercial, Employment and Industrial Zones.

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 November 6, 2012 and determined to be complete on **November 28, 2012**.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

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

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

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. You may also find

additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

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.

APPEAL PROCESS

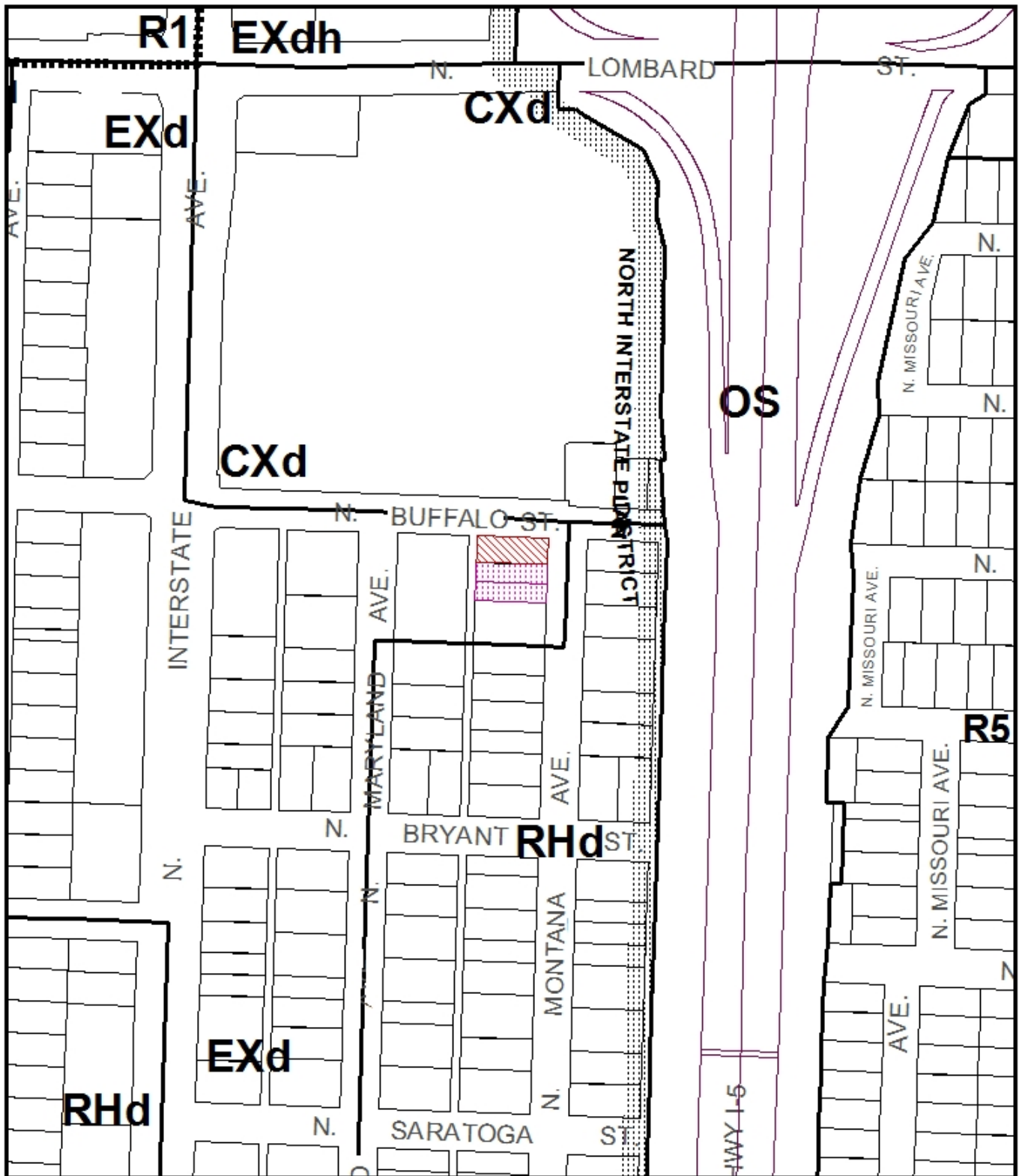
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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

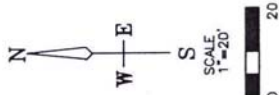


ZONING

-  Site
-  Also Owned



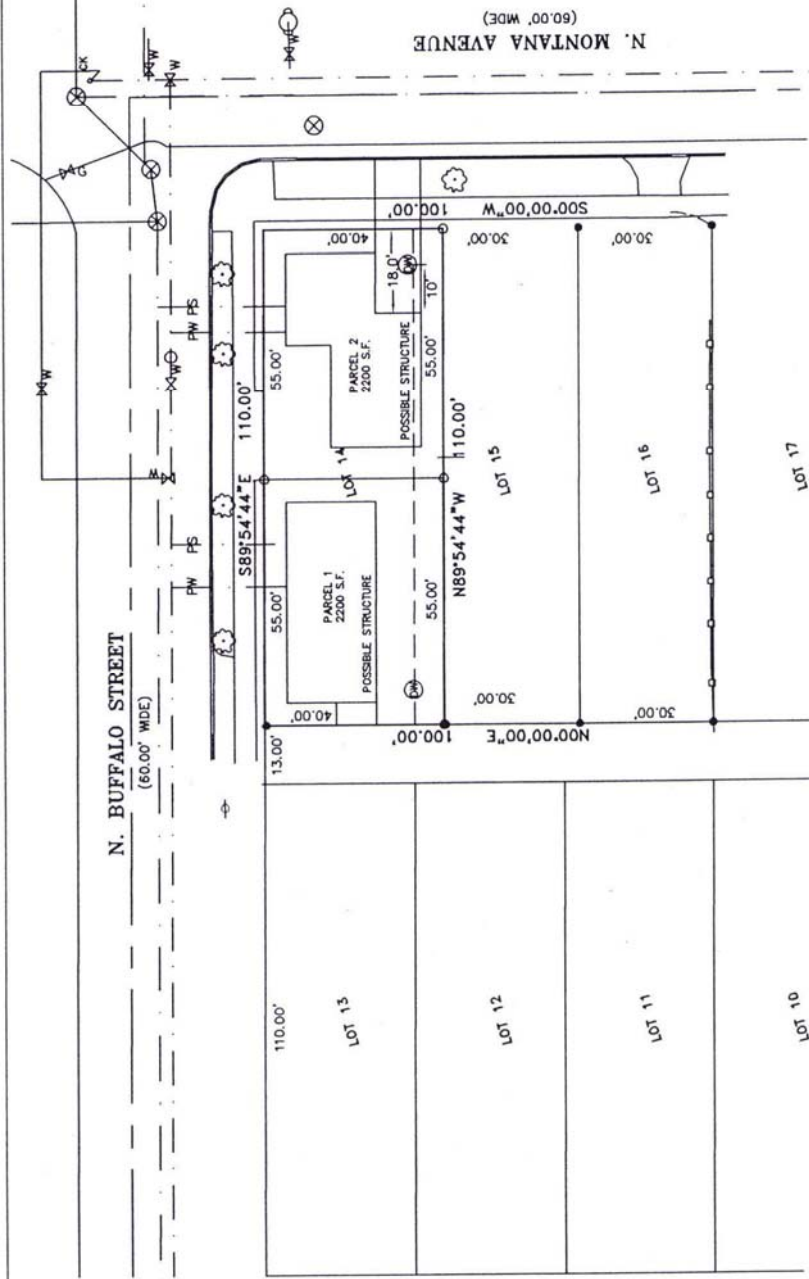
File No.	LU 12-202563 LDP
1/4 Section	2329
Scale	1 inch = 200 feet
State_Id	1N1E15BB 8700
Exhibit	B (Nov 29, 2012)



N. MARYLAND AVENUE
(60.00' WIDE)

N. BUFFALO STREET
(60.00' WIDE)

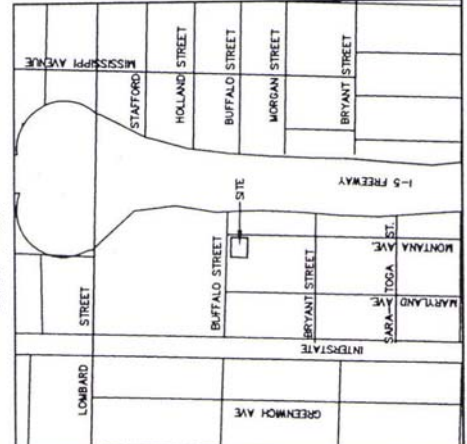
N. MONTANA AVENUE
(60.00' WIDE)



- SYMBOLS**
- ⊕ POWER POLE
 - ⊕ GUY ANCHOR
 - ⊕ WATER METER
 - ⊕ GAS METER
 - ⊕ ELECTRIC METER
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ MANHOLE
 - ⊕ DRY WELL
 - ⊕ CATCH BASIN
 - ⊕ FIRE HYDRANT
 - ⊕ DOWN SPOUTS
 - ⊕ WATER LINE
 - ⊕ GAS LINE
 - ⊕ ELECTRIC LINE
 - ⊕ SANITARY SEWER
 - ⊕ DECIDUOUS
 - ⊕ CONIFEROUS
 - ⊕ ROOT PROTECTION ZONE

—PW— PROPOSED WATER LINE
—PS— PROPOSED SEWER LINE
BLOCK 14 "GOOD MORNING ADDITION"

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 22, 1990
JOE H. FERGUSON
2445
RENEWAL DATE 12/31/13
I CERTIFY THAT THIS MAP WAS PREPARED USING HP PRODUCT #51640A ON WAF-1824 FILM



VICINITY MAP
SCALE: 1"=500'

Ferguson Land Surveying, Inc.
646 SE 106TH AVE. PORTLAND, OR 97216
Phone (503) 408-0601 Fax (503) 408-0602

SITE MAP
LOTS 14-15, EXC. S. 26.67'-L15, BLOCK 14, "GOOD MORNING ADDITION" IN THE NW 1/4, SECTION 15, T.1N., R.1.E., W.M. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

CLIENT:
PORTLAND REDEVELOPMENT
PO BOX 11778
PORTLAND, OR 97212

DATE: AUGUST 29, 2012
REVISED AUGUST 30, 2012
REVISED
REVISED

JOB NO. 12-100
DRAFTED 08.30.12
SHEET 1 OF 1