

ORDINANCE No.

Remove a condition of approval imposed by a prior Comprehensive Plan Map and Zoning Map Amendment ordinance for property at 1710 NE Multnomah Street, at the request of Allison Reynolds, Stoel Rives LLP (Ordinance; LU 19-223221 CP ZC).

The City of Portland ordains:

Council finds:

1. The Applicant seeks, for property at 1710 NE Multnomah Street, State ID No. 1N1E35A 00100, legally described as “BLOCK 180&181&192&193 TL 100, HOLLADAYS ADD” (hereinafter the “site”), the removal of condition of approval C.2 from Ordinance 162156:

Development of the CXD-zoned portion of this site is limited to extended stay residence motel proposed by the applicant. The development plan for this site shall be approved by the Design Commission.

2. Zoning Code Section 33.730.140.A requires changes to conditions of approval to be processed using the current procedure and approval criteria for the original land use review. To remove conditions of a prior Comprehensive Plan Map Amendment and Zoning Map Amendment, the Applicant applied for Comprehensive Plan Map and Zoning Map Amendment Review.
3. The City received an application complying with all requirements of Title 33, Planning and Zoning, of the Code of the City of Portland seeking Comprehensive Plan Map and Zoning Map Amendment Review with the proper fee for filing paid.
4. The Hearings Officer held a duly noticed public hearing on December 18, 2019 and issued a Recommendation on December 20, 2019 (BDS File No. LU 19-223221 CP ZC). The Hearings Officer recommended approval of the requested Comprehensive Plan Map and Zoning Map Amendment Review.
5. Based on the findings and conclusion contained in the Recommendation of the Hearings Officer, the City Council finds the requested Comprehensive Plan Map and Zoning Map Amendment to remove condition of approval C.2 from Ordinance 162156 is in conformance with the Comprehensive Plan and relevant Title 33 approval criteria.

NOW THEREFORE, the Council directs:

- a. Based on City Council’s final Findings and Conclusions for LU 19-223221 CPZC adopted February 19, 2020, the Comprehensive Plan Map and Zoning Map Amendment Review for the site is approved to remove condition of approval C.2 from Ordinance 162156.
- b. The Comprehensive Plan Map Amendment and Zoning Map Amendment for the site are conditionally approved as follows:

1. **Approval** the Comprehensive Plan Map Amendment and Zoning Map Amendment to remove the Condition of Approval B from LUR 89-026025 – PC 7921 and Ordinance 162156 for the site at 1710 NE Multnomah Street, described as Holladays Add, Block 180 & 181 & 192 & 193 TL 100, with the following Condition of Approval:
 - a. Any redevelopment of the site must include a minimum of 100 dwelling units. For purposes of this condition, “redevelopment” means either a) new development as defined in Zoning Code Section 33.910.030 or b) establishment of a primary use other than a hotel.

Passed by the Council:

Mayor Ted Wheeler

Prepared by: Don Kienholz, BDS

Date Prepared: February 14, 2020

Mary Hull Caballero

Auditor of the City of Portland

By

Deputy