

## ORDINANCE No. 182258

\*Amend the Comprehensive Plan Map designations and change zoning at 1734 NW 15<sup>th</sup> Ave at the request of Albert W. Solheim and Chris Brehmer (Ordinance; LU 08-132399 CP ZC)

The City of Portland ordains:

### Section 1. Council finds:

1. The Applicant seeks, in the vicinity of 1734 NW 15<sup>th</sup> Avenue, the following:
  - a. a Comprehensive Plan Map Amendment from Industrial Sanctuary to Central Employment to an area described in Exhibit A to this Ordinance (the "Property"), also identified by State ID No. 1N1E28DD 01900; and
  - b. a Zoning Map Amendment to the Property from IG1 (General Industrial 1) to EXd (Central Employment with Design Overlay); and
2. An application complying with all requirements of Title 33, Planning and Zoning, of the Code of the City of Portland seeking amendment of the Comprehensive Plan Map and Zoning Map has been received with the proper fee for filing paid.
3. The Hearings Officer held a duly noticed public hearing on August 18, 2008 and a Recommendation was issued on August 25, 2008 (BDS File No. LU 08-132399 CP ZC – 1734 NW 15th). The Hearings Officer recommended approval of the requested Comprehensive Map Amendment and Zoning Map Amendment with a condition.
4. The requested amendment to the Comprehensive Plan and Zoning Map Amendment, based on the findings contained in the Recommendation of the Hearings Officer, are found to be in conformance with the Comprehensive Plan and relevant Title 33 approval criteria.

NOW THEREFORE, the Council directs:

- a. City Council adopts the facts, findings, conclusions and recommendations of the Hearings Officer in BDS File No. LU 08-132399 CP ZC.
- b. The Comprehensive Plan Map Amendment, Zoning Map Amendments, and Adjustment are approved as follows:
  1. a Comprehensive Plan Map Amendment from Industrial Sanctuary to Central Employment for the Property as described in Exhibit A; and
  2. a Zoning Map Amendment from IG1 (General Industrial 1) to EXd (Central Employment with Design Overlay) for the Property as described in Exhibit A; and
  3. The Comprehensive Plan Map and Zoning Map amendments are subject to the condition below. Any violation of this condition shall be subject to the

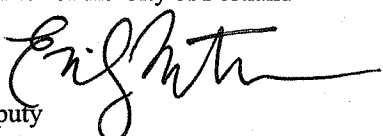
enforcement procedures in the City Code, but will not void the Comprehensive Plan Map and Zoning Map amendments.

- A. At the time of future development or redevelopment, the existing sanitary system and stormwater configuration will be upgraded to the Bureau of Environmental Services requirements at the time of building permit review.

Section 2. The Council declares an emergency exists because there should be no delay in the beneficial use of the above-described properties; therefore, this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council: **OCT 08 2008**  
Introduced by City Auditor Gary Blackmer  
Gregory J. Frank/rs  
September 29, 2008

**GARY BLACKMER**  
Auditor of the City of Portland

By   
Deputy

**EXHIBIT A**

Parts of Lots 3, 6, 7 and 8, Block 13, WATSON'S ADDITION TO THE CITY OF PORTLAND, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at a point on the Westerly line of said Lot 3 which is 15 feet South of the Northwest corner thereof; thence North along the West lines of said Lots 3, 6 and 7, a distance of 115 feet of the Northwest corner of said Lot 7; thence East along the North line of said Lots 7 and 8, a distance of 115 feet to a point 15 feet East of the Northwest corner of said Lot 8; thence Southwesterly in a straight line 162.63 feet to the point of beginning.