



City of Portland
Bureau of Development Services
Land Use Services Division

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Portland, Oregon 97201
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www.portlandonline.com/bds

Date: September 8, 2008
To: Interested Person
From: Matt Wickstrom, Land Use Services
503-823-7840 / WickstromM@ci.portland.or.us

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-124455 NU

GENERAL INFORMATION

Applicant/Owner: Samantha Dang
The Law Office of Samantha Dang
6919 SE 82nd Ave
Portland, OR 97266

Additional Owners: Lily N Nguyen
1775 Sunburst Ter NW
Salem, OR 97304

Thanh (Tim) Quoc Nguyen
6020 NE Willow St
Portland OR 97213

Nam Bui
1775 Sunburst Terrace NW
Salem OR 97304

Site Address: 6735 SE 82ND AVE
Legal Description: TL 3600 0.32 ACRES, SECTION 20 1S 2E
Tax Account No.: R992201870
State ID No.: 1S2E20AA 03600
Quarter Section: 3738
Neighborhood: Brentwood-Darlington, contact Steve White at 503-788-2096
Business District: Eighty-Second Avenue, contact Nancy Chapin at 503-774-2832
District Coalition: Southeast Uplift, contact Cece Hughley Noel at 503-232-0010.
Zoning: R1a (Residential 1,000 with an Alternative Design Density overlay)
Case Type: NU (Nonconforming Situation Review)
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant proposes to change the use of this site from Vehicle Repair and Office uses to a mix of Office and Retail Sales and Service uses. Vehicle Repair and Office uses are prohibited in the R1 zone; however, the applicant has documented nonconforming rights to this use by

showing that it existed prior to the application of the current zoning and has continued over time without a lapse in operations of more than 3 years. Office and Retail Sales and Service uses are also prohibited in the R1 zone; however, because the site has non-conforming rights to another prohibited use, the applicant may request to reassign these rights to other uses through a Nonconforming Situation Review.

The overall project involves leaving the existing 1,530 square foot office building on the site after the four vehicle repair buildings were demolished and constructing a new one-story building on the corner of SE 82nd Avenue and SE Cooper Street. The project would include 2,000 square feet of medical/dental office space, 2,800 square feet of general office space and approximately 700 square feet of retail space. The applicant proposes to mitigate for the change in use through a building design which limits impacts on the surrounding residentially zoned area. The applicant requests a Nonconforming Situation Review to change the allowed nonconforming use of the site from Vehicle Repair and Office to a mix of Office and Retail Sales and Service.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are 33.258.080.B.

ANALYSIS

Site and Vicinity: The 14,000 square foot site is located at the corner of SE 82nd Avenue and SE Cooper Street. The site is developed with a single-story office structure which is set back approximately 50 feet from the SE 82nd Avenue property line. The remainder of the site is primarily covered with asphalt and surface parking. Buildings which were previously located on the site and where vehicle repair occurred have been demolished. The surrounding vicinity is developed with vehicle repair and vehicle storage uses as well as multi-dwelling and single-dwelling residential uses.

Zoning: The site is zoned R1a (Residential 1,000 with an Alternative Design Density overlay). The R1 zone allows multi-dwelling residential development up to a maximum density of one unit per 1,000 square feet of site area, and requires a minimum density of one unit per 1,450 square feet of site area. The “a” overlay is intended to allow increased density that meets design compatibility requirements. This application does not utilize provisions of the “a” overlay.

Office and Retail Sales and Services uses are prohibited in the R1 zone; however, sites which are occupied by a nonconforming use may continue to operate or request a change to another nonconforming use or an expansion through a Nonconforming Situation Review. Nonconforming rights are lost if they are discontinued for 3 continuous years; however, a nonconforming use that has been discontinued for more than 3 continuous years may be re-established through a Nonconforming Situation Review but not if the nonconforming use has been discontinued for 5 or more continuous years. The office use remains on the site and nonconforming rights associated with the vehicle repair use were documented by the Bureau of Development Services less than 3 years ago. Therefore, the proposed office and retail uses may be evaluated through this land use review and in comparison to the current office use and the previous vehicle repair use. It is important to point out; however, that because the buildings which housed the vehicle repair use have already been demolished, the proposal amounts to an expansion of floor area.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **June 12, 2008**. The following Bureaus have responded:

- The Development Review Section of Portland Transportation reviewed the proposal for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services. Portland Transportation reviewed the original proposal for 4,600

square feet of office and approximately 900 square feet of retail and stated that the proposal will have “no net detrimental impacts on the surrounding area provided that the types of office and retail are limited” to no more than 1,000 square feet of medical/dental office space and no retail uses which fall in the Entertainment-oriented subgroup as defined in the Zoning Code. Project staff sent the PDOT reviewer revised vehicle trip numbers based on 2,000 square feet of medical/dental office space but 700 square feet of retail space. The reviewer responded that the revised use distribution will still limit the proposed development to the same number of vehicle trips in the AM and PM peak hours as generated by the existing uses.

The PDOT reviewer also provided comments on the SE 82nd Avenue and SE Cooper Street frontage improvements/dedications. The response states that a dedication of approximately 9 feet will be required along SE 82nd Avenue and that frontage must be reconstructed to meet the City’s 12-foot wide sidewalk corridor. The response also states that full site frontage improvements will be required along SE Cooper Street. Construction of a 15-foot sidewalk corridor (0.5 curb, 8’ stormwater swale, 6’ sidewalk, 0.5’ frontage zone) will be required along the SE Cooper Street site frontage. Public street improvements must be constructed under a separate street job permit to City standards per the requirements of the City Engineer. A bond and contract ensuring the improvements will be completed will be a condition of building permit approval. The response states that a dedication of approximately 6 feet will be required along SE Cooper Street (Exhibit E-1).

- The Site Development Section of BDS responded with no objections to the proposal. The response notes that the applicant has been advised that a detailed site plan will be required at plan review for future development or redevelopment of the site. The response states that development on the site must provide stormwater management in accordance with the Stormwater Management Manual. The respondent also mentions that prior to any subsequent development on the site, the applicant must locate and obtain permits to remove and/or decommission the cesspool or drywell on the site. The response states that due to prior uses noted on the permits for the site, including a service station, battery factory, and vehicle repair facility, there may be contaminated soils that will need to be removed. The response states that the applicant should contact the Oregon Department of Environmental Quality (DEQ) for information about requirements for decommissioning and contamination removal. The response also states that once existing subsurface facilities (cesspool and drywell) and contamination issues are resolved, onsite infiltration is feasible at this location. The site development should be designed to drain to an onsite facility, such as a vegetated infiltration planter or drywell (Exhibit E-2).
- The Bureau of Environmental Services responded with no objections to the proposal. The response states that further development of the property will be subject to BES standards and requirements during the building plan review process. The response provided information on sanitary services, stormwater management and future building permit requirements (Exhibit E-3).
- The Life Safety Section of BDS responded that a separate building permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. The response also notes that a building permit is required to change the use of a building to a different occupancy classification and the building must be made to comply with building code requirements for the proposed new use or occupant (Exhibit E-4).
- The Parks Bureau responded that street trees will be required with development of the site (Exhibit E-5).
- The Water and Fire Bureaus responded with no concerns (Exhibit E-6).
- Tri-Met responded with recommendations to maintain the current bus stop in front of the site or adjust the location slightly south. The response requests that front and rear concrete landing pads be installed at the bus stop. The respondent also requests the opportunity to evaluate proposed landscaping within the proximity of the bus stop because landscaping can influence bus stop placement (Exhibit E-7).

- ODOT was informed of the proposal and responded via email to a memo from the applicant which described the proposal. ODOT's response clarified that medical/dental office has a higher trip generation than general office and stated that "to remain at or below the trip generation of the existing site, the development would have to be restricted to general office or a mix of general office and medical-dental office". The response also notes that "if this restriction is acceptable to you and the City and the proposed square footage doesn't change, no further analysis is necessary" (Exhibit E-8).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on June 12, 2008. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.258.080.B Nonconforming Situation Review – Approval criteria.

The request will be approved if the review body finds that the applicant has shown that all of the following approval criteria are met:

1. With mitigation measures, there will be no net increase in overall detrimental impacts (over the impacts of the previous use or development) on the surrounding area taking into account factors such as:
 - a. The hours of operation;
 - b. Vehicle trips to the site and impact on surrounding on-street parking;
 - c. Noise, vibration, dust, odor, fumes, glare, and smoke;
 - d. Potential for increased litter; and
 - e. The amount, location, and nature of any outside displays, storage, or activities.

a. Hours of operation;

Findings: The narrative provided by the applicant states that the current hours of operation of the office located on the site (and previous vehicle repair business) is from 9 am to 6 pm Monday through Saturday. The application requests to revise these hours so that the office and retail uses may operate from 8 am to 5 pm Monday through Saturday. The narrative and hours proposed likely refer to the hours which the previous and current business are open to the public and not the hours which employees are at work as employees often arrive before a business opens and stay later after the business closes. Therefore, it can be assumed that the previous vehicle repair and current office use actually operate between the hours of 8:30 am and 6:30 pm or 10 hours per day. This daily number of hours of operation should be applied to the proposed office and retail uses. Hours of operation from 7:30 am to 5:30 pm are equivalent to the hours of operation of the previous vehicle repair and office uses. In order to ensure that these hours of operation are followed, a condition of approval has been added to this land use review. With this condition, this criterion is met.

b. Vehicle trips and on-street parking;

Findings: The PDOT reviewer analyzed the number of AM and PM peak hour trips generated by the vehicle repair and office uses at the site and the number of trips which would be generated by the proposed office and retail uses using the ITE Trip Generation Manual 7th Edition. The current 1,530 square feet of office space and demolished 4,000 square feet of vehicle repair space were estimated to generate 14 AM peak hour trips and 16 PM peak hour trips. The proposed 2,000 square feet of medical/dental office space, 2,800 square feet of general office space and 700 square feet of retail space were estimated to generate 14 AM peak hour trips and 15 PM peak hour trips. As the number of AM and PM vehicle trips of the previous and current uses are equivalent, the proposed change of use should not result in an increase in vehicle trips. It is important to point out that the estimate for retail vehicle trips did not include restaurant or convenience store uses. Therefore and based on comments from PDOT, a condition of approval has been added to

this review which states that the retail portion of the project cannot be occupied by a use which falls within the Entertainment-oriented subgroup of the Retail Sales and Service use description in the Portland Zoning Code. In addition, this condition clarifies the convenience store uses which can also generate a large number of vehicle trips are also not allowed. With the condition of approval and based on the information above, this criterion is met.

c. Noise, vibration, dust, odor, fumes, glare and smoke;

Findings: The previous vehicle repair use would involve a much greater amount of noise, vibration, dust, odor, fumes and smoke than the proposed office and retail uses. This is due to the nature of vehicle repair which can involve loud, heavy machinery. Office and retail uses do not involve heavy machinery and typically do not generate exterior noise, vibration, dust, odor, fumes, glare or smoke especially considering that restaurant or entertainment oriented retail uses are not allowed per a condition of approval. Based on this information, the proposed uses should have less impact in terms of noise, vibration, dust, odor, fumes, glare and smoke than the previous vehicle repair use. This criterion is met.

d. Potential for increased litter;

Findings: The previous vehicle repair use had some potential to create litter at the site due to the packaging which vehicle parts come in and the nature of the work which sometimes involves working on vehicles outdoors or with roll-up doors open. The proposed office and retail uses should generate less litter. Office uses do not generate a great deal of waste as most items can be recycled. Retail uses can generate some waste through packaging or bags provided to customers; however, since restaurant, coffee shop and convenience store uses are not allowed, the amount of waste should also be minimal. Based on this information, this criterion is met.

e. The amount, location, and nature of any outside displays, storage, or activities; and

Findings: Vehicle repair uses often involve the outdoor storage of vehicles as well as outdoor work activities. These types of activities can be visually unappealing and disruptive. Comparing the previous use to the proposed uses, office uses typically do not involve any outdoor display, storage or activities. Retail uses may involve some outdoor display but since the proposed square footage of the retail space is limited and a condition of approval does not allow convenience store and/or restaurant or coffee shop uses, the amount of outside displays, storage or activities should be minimal. This criterion is met.

2. If the nonconforming use is in an OS or R zone, and if any changes are proposed to the site, the appearance of the new use or development will not lessen the residential character of the OS or R zoned area. This is based on taking into account factors such as:

a. Building scale, placement, and facade;

Findings: The building placement is appropriate for the site and the adjacent multi-dwelling residential use to the north. The proposal meets the building coverage limitation and setback standards of the R1 zone. The building addition is located in front of the existing office building on the site. This locates the building at the corner of the site adjacent to SE 82nd Avenue and SE Cooper Street – across SE Cooper Street from a property with commercial zoning and across SE 82nd Avenue from a property with residential zoning but which is approved to operate as a vehicle sales lot. The building placement also allows for the maximum separation of the building addition from the residentially zoned properties to the west of the site. The scale of the building is also appropriate for the residential character of the zone. The building is a single-story in height; the proposed height has been decreased from 21 feet as was noted in the Notice of Proposal to 18 feet 6 inches. The upper 3 feet of the building addition will be composed of a parapet which will help screen rooftop mechanical equipment from the surrounding area.

The façade of the building also will not lessen the residential character of the area. The building is designed with a series of windows along the street-facing facades which creates a more friendly and inviting appearance. Drawings show that awnings will be located above the entrances to the building and canopies will be located above the windows. For aesthetics and to ensure that the building does not detract from the residential character of the area, a condition of approval has been added to this review which requires that the awnings and canopies be constructed of like materials. The canopies and awnings will provide pedestrians some cover from the elements which creates a more functional and accessible building. The building addition will have a brick treatment around its base and a cornice around the top – this increases the visual interest of the building and gives it a more finished appearance. By including architectural elements along the base of the building and along the top of the building, its perceived height is also reduced. It is important to note that the vehicle repair portion of the project has already been demolished; however the floor area proposed is almost equal to the square footage of floor area which had once occupied the site and for which the applicant has documented nonconforming rights. Overall the building placement, scale and facades are appropriate for the residential area. Based on this information, this criterion is met.

b. Parking area placement;

Findings: The parking area is placed behind the existing office building on the site. This area is east of a residentially zoned property. As the use of the building will be primarily office, vehicle trips are less frequent than that of a primarily retail use. This should cause less disturbance for the adjacent residentially zoned lot and associated uses. In order to further ensure that the location of the parking area and the residentially zoned lot to the west do not come in conflict and are appropriately buffered from each other, a condition of approval has been added to this review. The condition requires that landscaping to the L3 standard of the Zoning Code be planted within the landscaped areas to the west and south of the parking lot. The L3 standard requires medium sized trees to be planted every 22 feet and a full screen of shrubs which will grow to 6 feet in height within 3 years. Ground cover plants are required to cover the remainder of the landscaped area. With this condition of approval, this criterion is met.

c. Buffering and the potential loss of privacy to abutting residential uses; and

Findings: The north facing façade of the building addition is designed with no windows; therefore, it should not negatively impact privacy for the abutting residential lot to the north. This façade is designed with a brick base and a cornice around the top of the building which will help improve the appearance of the blank wall. The existing building on the site adequately separates the addition from the residential uses to the west of the site therefore privacy should not be negatively impacted for those sites. Based on this information, this criterion is met.

d. Lighting and signs.

Findings: No lighting or signs are proposed. If a sign is proposed it must meet the requirements of Title 32, Signs. This criterion is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The applicant proposes a Nonconforming Situation Review to expand the current allowed nonconforming uses at this site. This proposal would transfer the allowed nonconforming rights for the site from Vehicle Repair and Office uses to a mix of Office and Retail Sales and Service. As noted in this report, the proposal is able to meet the approval criteria with approval granted based on no net increase in detrimental impacts including vehicle trips associated with the proposed Office and Retail Sales and Service uses, the building design and location, the other uses which surround the site and the conditions of approval. With approval requiring that the permit drawings substantially conform with the elevation drawings and site plan attached, the request meets the applicable approval criteria and should be approved.

ADMINISTRATIVE DECISION

Approval of a Nonconforming Situation Review (33.258.080) to allow the use of the site to change from and expand to 4,000 square feet of Vehicle Repair and 1,530 square feet of Office to 2,000 square feet of medical/dental Office, 2,800 square feet of general Office and 700 square feet of Retail Sales and Service, per the approved site plans, Exhibits C-1 through C-4, signed and dated September 4, 2008, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through E) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 08-124455 NU." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. Hours of operation for all office and retail uses at the site are limited to 7:30 am to 5:30 pm Monday through Saturday.
- C. The retail portion of the project cannot be occupied by a use which falls within the Entertainment-oriented subgroup of the Retail Sales and Service use description in the Portland Zoning Code. The retail portion of the project also cannot be occupied by a convenience store.
- D. All awnings and canopies on the building must be constructed of like materials.
- E. Landscaping to the L3 standard of the Portland Zoning Code must be planted within the landscaped areas to the west and south of the parking lot.

Decision rendered by:  on September 4, 2008

By authority of the Director of the Bureau of Development Services

Decision mailed: September 8, 2008

Staff Planner: Matt Wickstrom

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on April 24, 2008, and was determined to be complete on June 9, 2008.

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. Therefore this application was reviewed against the Zoning Code in effect on April 24, 2008.

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 waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended for 70 days, as stated with Exhibit A-3.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on September 22, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 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.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that

issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **September 23, 2008 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

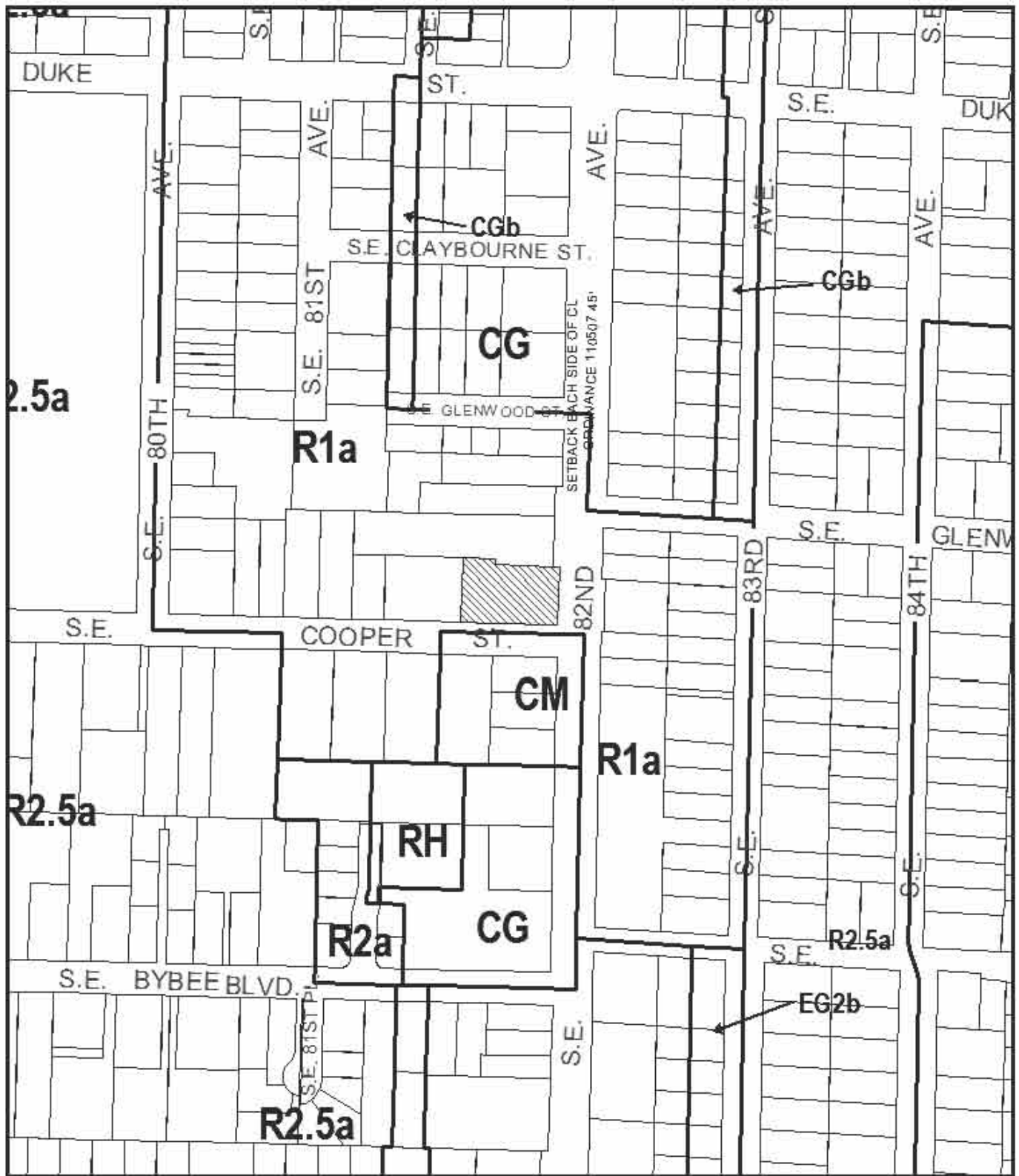
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement and Original LU Application
 1. Incomplete letter from Matt Wickstrom to Samantha Dang dated May 9, 2008
 2. Supplemental Submittal received June 28, 2008
 3. Request to extend 120-day decision deadline dated July 1, 2008
 4. Supplemental Submittal received August 11, 2008
 5. Supplemental Submittal received August 25, 2008
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. East Elevation Drawing (attached)
 3. North and West Elevation Drawings (attached)

4. Cornice Detail (attached)
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Development Review Section of Portland Transportation
 2. Site Development Review Section of BDS
 3. Bureau of Environmental Services
 4. Life Safety Section of BDS
 5. Bureau of Parks and Recreation
 6. Summary Sheet of Bureau Responses
 7. Bureau of Parks, Forestry Division
 8. Email from ODOT regarding trip generation calculations and use distribution
- F. Correspondence: None received
- G. Site History Research

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING



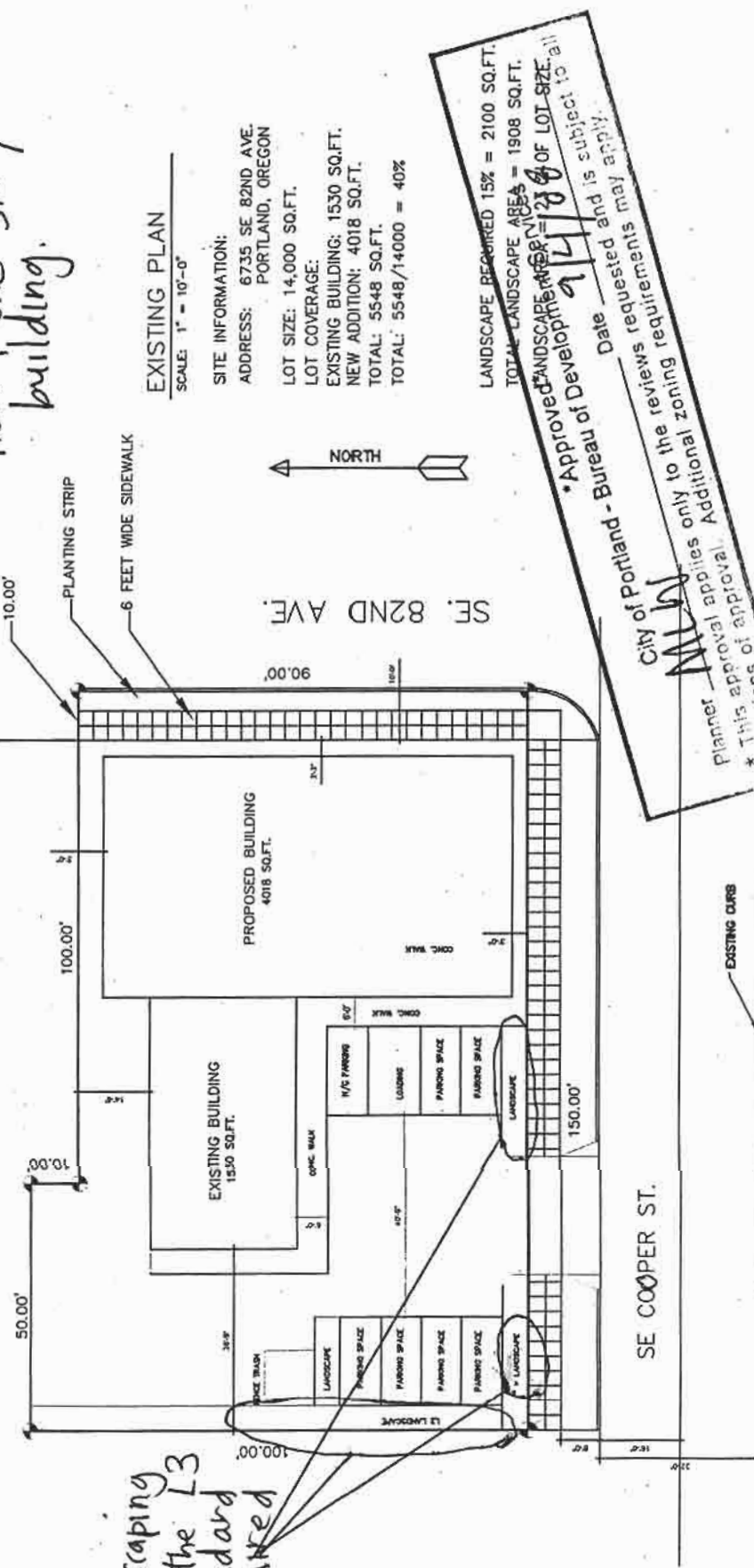
Site



NORTH

File No.	LU 08-124455 NU
1/4 Section	3738
Scale	1 inch = 200 feet
State Id	1S2E20AA 3600
Exhibit	B (Apr 30, 2008)

Approval to reassign existing nonconforming Vehicle Repair and Office uses at the site to a mix of Office and Retail Sales and Service uses. Project would involve keeping the existing 1,530 square foot office building, and constructing a new, one-story building.



Landscaping to the I3 standard required

EXISTING PLAN
SCALE: 1" = 10'-0"

SITE INFORMATION:
ADDRESS: 6735 SE 82ND AVE, PORTLAND, OREGON
LOT SIZE: 14,000 SQ.FT.
LOT COVERAGE:
EXISTING BUILDING: 1530 SQ.FT.
NEW ADDITION: 4018 SQ.FT.
TOTAL: 5548 SQ.FT.
TOTAL: 5548/14000 = 40%

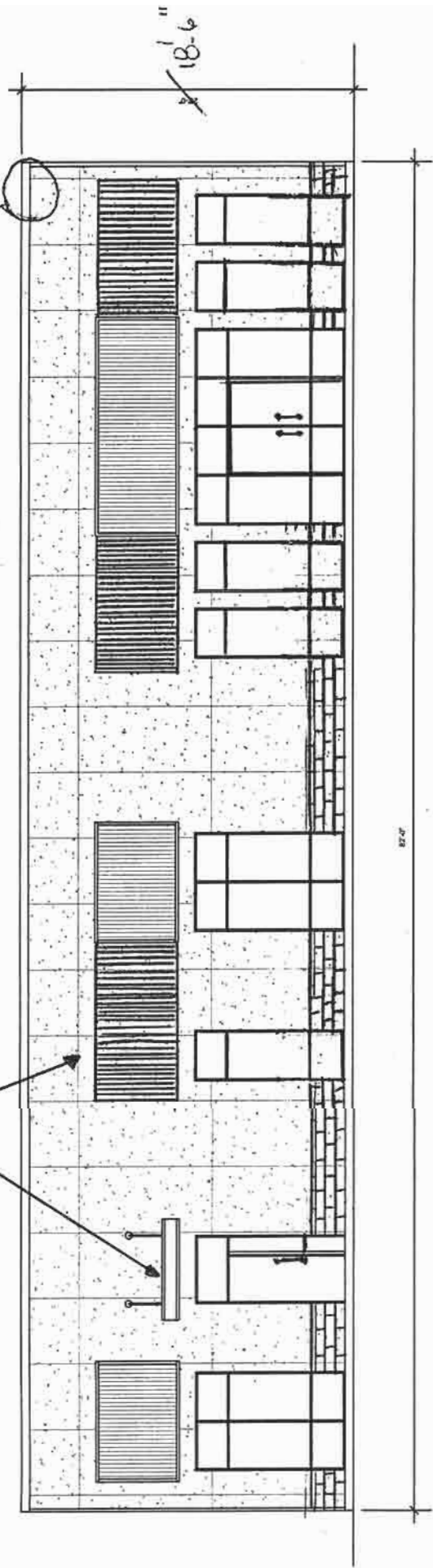
LANDSCAPE REQUIRED 15% = 2100 SQ.FT.
TOTAL LANDSCAPE AREA = 1908 SQ.FT.
APPROVED LANDSCAPE AREA = 2348 OF LOT SIZE

* Approved and Subject to all conditions of approval.
City of Portland - Bureau of Development
Planner: [Signature]
Date: [Blank]
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Project will include 2,000 square feet of medical/dental office use, 2,900 square feet of general office and 700 square feet of Retail Sales and Service (including the existing building)

Cornice required
see Exhibit C-4

All canopies +
awnings must be
constructed of
like materials



TOTAL ELEVATION = 1640 SQ. FT.
MIN. GLAZING TO BE 15% = 246 SQ. FT.
WINDOWS (2) 6' X 9' = 108 SQ. FT.
WINDOWS (1) 12' X 9' = 108 SQ. FT.
WINDOWS (5) 3' X 5/6' = 82.5 SQ. FT.
DOOR AND SIDE LITE 4/2 X 9' = 37.5 SQ. FT.
TOTAL WINDOWS = 336 SQ. FT.
GLAZING = 18%

RIGHT SIDE ELEVATION (EAST)

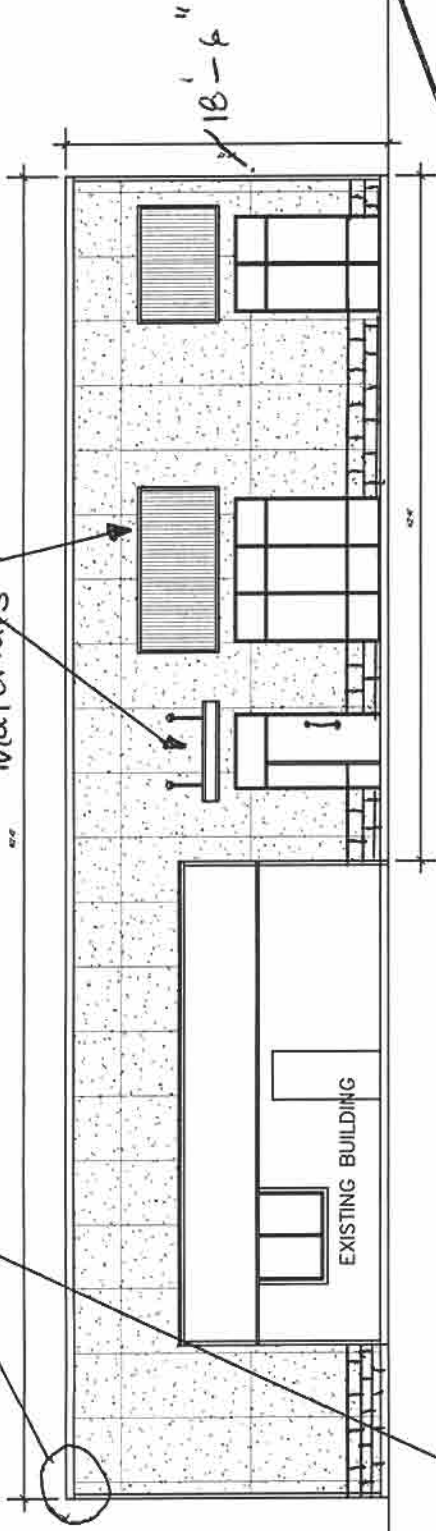
SCALE: 1/4" = 1'-0"

Approved
City of Portland - Bureau of Development Services
Planner MLW Date 9/4/08
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Exhibit C-2

Cornice required
See exhibit C-4

All canopies &
awnings must be
constructed of like
materials



REAR ELEVATION (WEST)

SCALE: 1/4" = 1'-0"

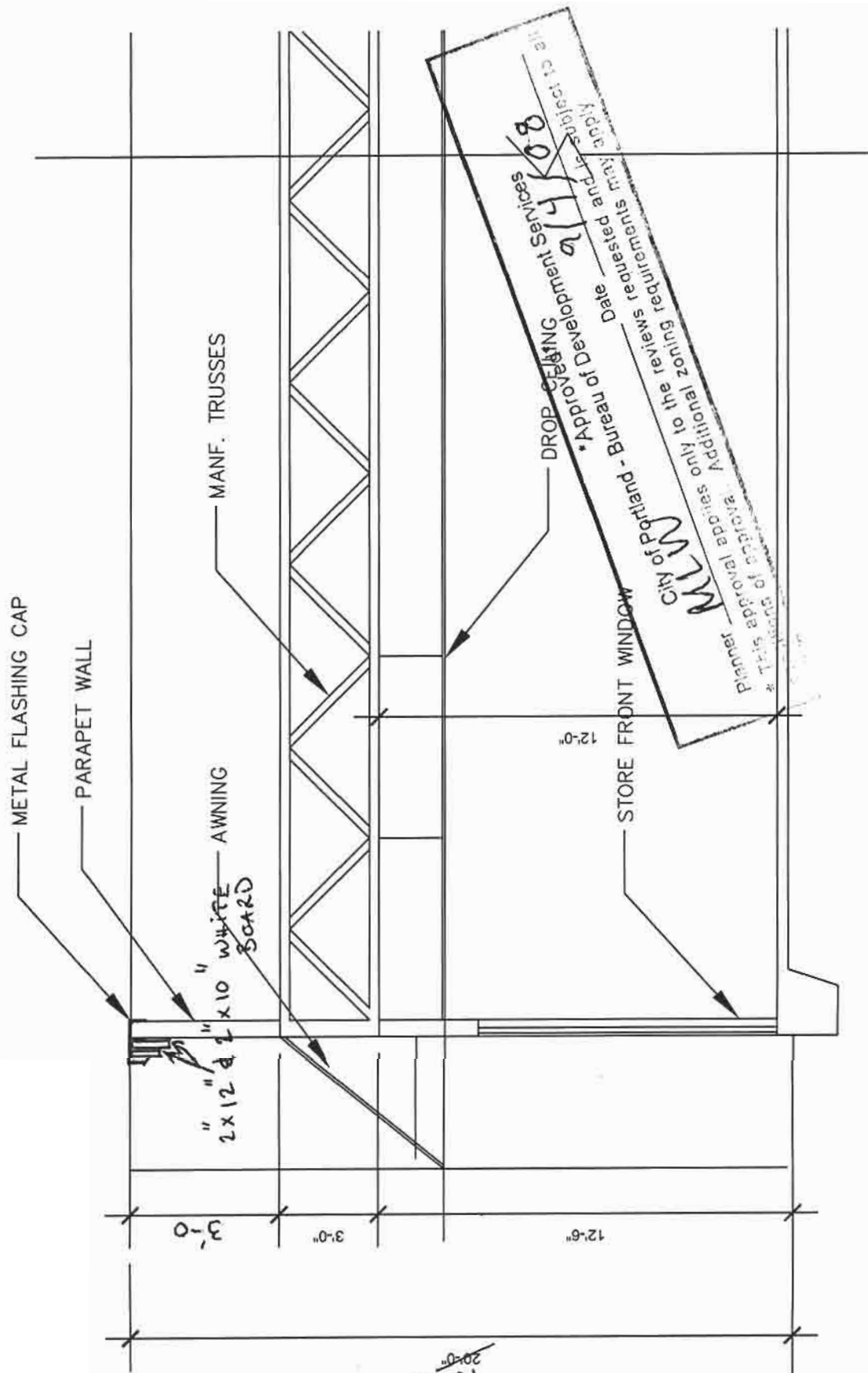
City of Portland - Bureau of Development Services
 Approved: *MCM* Date: 9/14/00
 All applications are subject to the review of the Bureau of Development Services and its staff.
 Additional zoning requirements may apply.

Plans prepared by: *MCM*
 * This approval is for informational purposes only.

LEFT ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"

Exhibit C-3



SECTION (TYPICAL)

SCALE: 1/4" = 1'-0"

9.B1

Exhibit C-4