



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

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: March 7, 2013
To: Interested Person
From: Sylvia Cate, Land Use Services
503-823-7771 / Sylvia.Cate@portlandoregon.gov

NOTICE OF A TYPE II 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 28 days, **we need to receive your written comments by 5 p.m. on March 28, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-120560 AD, in your letter. It also is helpful to address your letter to me, Sylvia Cate.

CASE FILE NUMBER: LU 13-120560 AD

Owner: Glenhaven LLC
PO Box 13998
Portland, OR 97213-0998

Applicant: Chris Sanberg, Director of Facilities
Banfield Pet Hospital
8000 NE Tillamook St
Portland, OR 97213

Representative: Joseph Voboril, Attorney
Tonkon Torp LLP
888 SW Fifth Ave Suite 1600
Portland, OR 97204

Site Address: 8000 NE TILLAMOOK ST

Legal Description: BLOCK 52 INC ALL VAC ST E OF & ADJ BLOCK 53 EXC PT IN ST,
JONESMORE

Tax Account No.: R433607740, R433607740, R433607740

State ID No.: 1N2E29DD 00100, 1N2E29DD 00100, 1N2E29DD 00100

Quarter Section: 2838

Neighborhood: Madison South, contact Frank Walsh at 503-261-8090.

Business District: Portland International District Business Association, contact Thomas Wright at 503-249-3926.

District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.

Zoning: CG, General Commercial

Case Type: AD, Adjustment

Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

In 2004, the Banfield Pet Hospital received a Land Use Review approval via LU 04-019454 CP ZC AD to construct a headquarters office with associated parking and a public dog park. That land use approval changed the zoning on the site from R5, Residential 5,000 to CG, General Commercial. The application also approved three adjustments: to increase the maximum transit street setback to allow the building to be located on the western portion of the site so that the dog park could be placed along the NE 82nd Avenue frontage; to waive the Main Entrance Transit setback for the same site configuration; and to allow the required perimeter parking lot landscaping to be placed along the eastern edge of the dog park instead of along the edge of the paved parking area.

Subsequent to the approval, the Banfield Pet Hospital Headquarters Office was constructed, comprised of 2 stories and with 220 parking spaces under the building and an additional 198 parking spaces on a surface parking lot between the dog park and the office building.

Since the headquarters office opened, the business needs have grown steadily to the point that the Banfield Pet Hospital is requesting an Adjustment to expand the existing surface parking lot and remove the western half of the dog park. The site is allowed a total 513 parking space, but only 418 are on site. The applicant notes that this expansion should significantly reduce any spill over parking into the neighborhood. Because the dog park was approved as mitigation for the Adjustment to place the required parking lot perimeter landscaping along the eastern edge of the dog park, and the dog park open grassy area was additional mitigation for that Adjustment, the applicant requests an Adjustment approval to reduce the dog park and provide additional allowed parking spaces on site. Attached to this Notice is a zoning map and site plans depicting the proposal.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

33.805.040 Approval Criteria

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and
- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and *(not applicable)*
- D.** City-designated scenic resources and historic resources are preserved; *(not applicable)*
- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and
- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable; *(not applicable)*

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 February 26, 2013 and determined to be complete on March 4, 2013.

DECISION MAKING PROCESS

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

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

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.

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.

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. 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.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Adjustment Committee. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

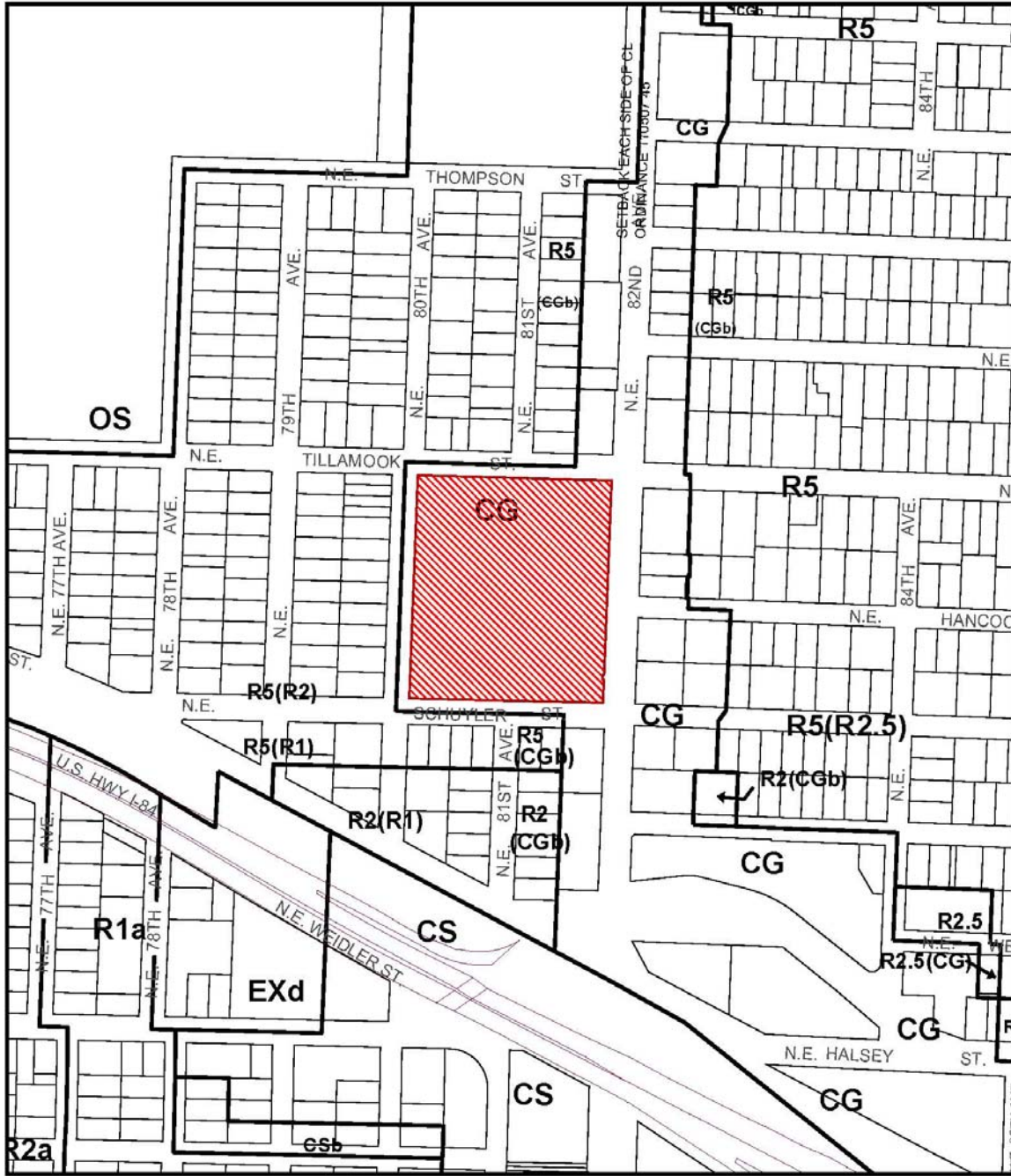
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed 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 that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also 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

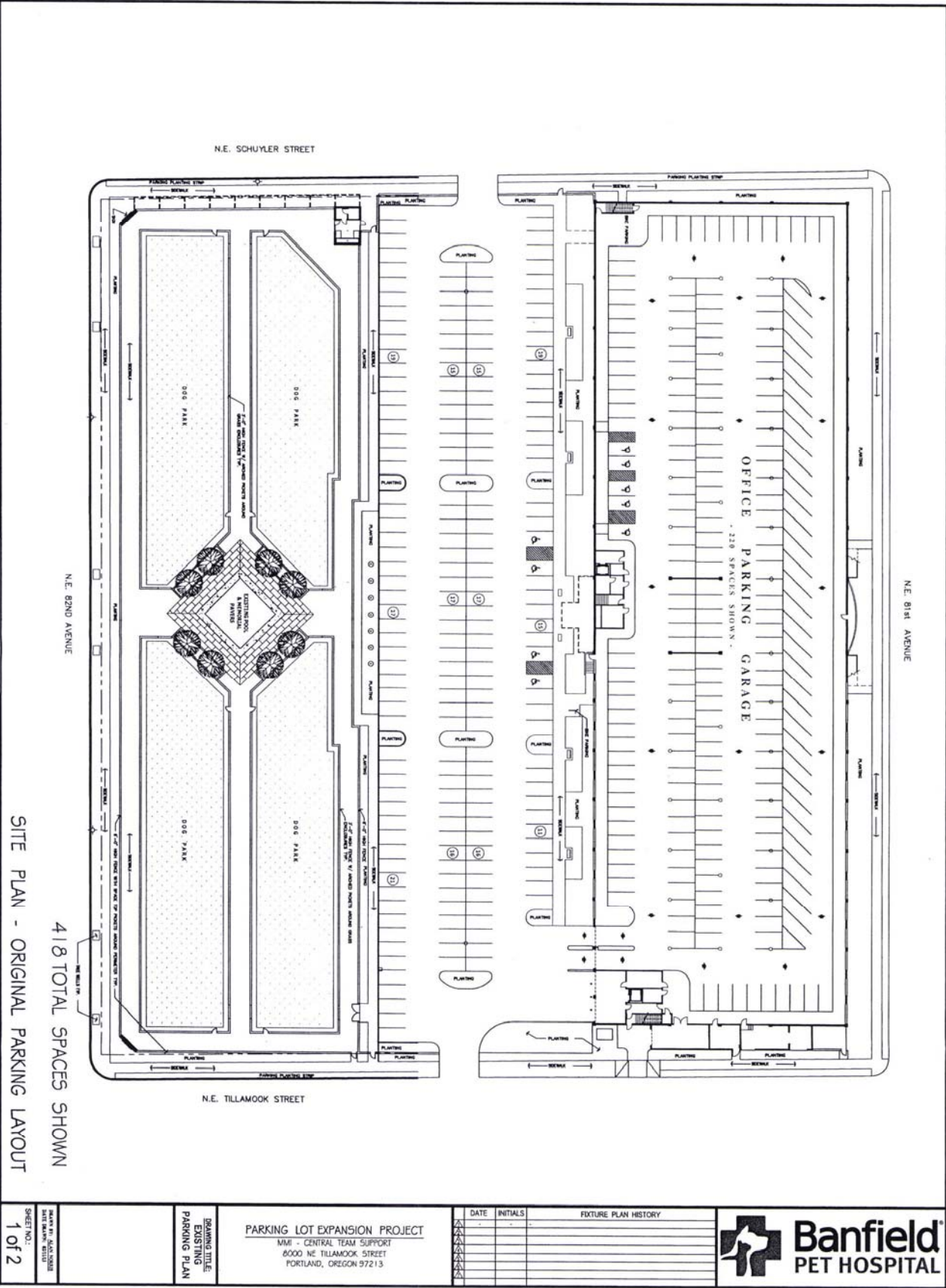


ZONING

 Site



File No. LU 13-120560 AD
 1/4 Section 2838,2839
 Scale 1 inch = 300 feet
 State_Id 1N2E29DD 100
 Exhibit B (Mar 01, 2013)



418 TOTAL SPACES SHOWN
 SITE PLAN - ORIGINAL PARKING LAYOUT

SHEET NO.:	1 OF 2
DRAWN BY:	MMI
CHECKED BY:	MMI
DATE:	

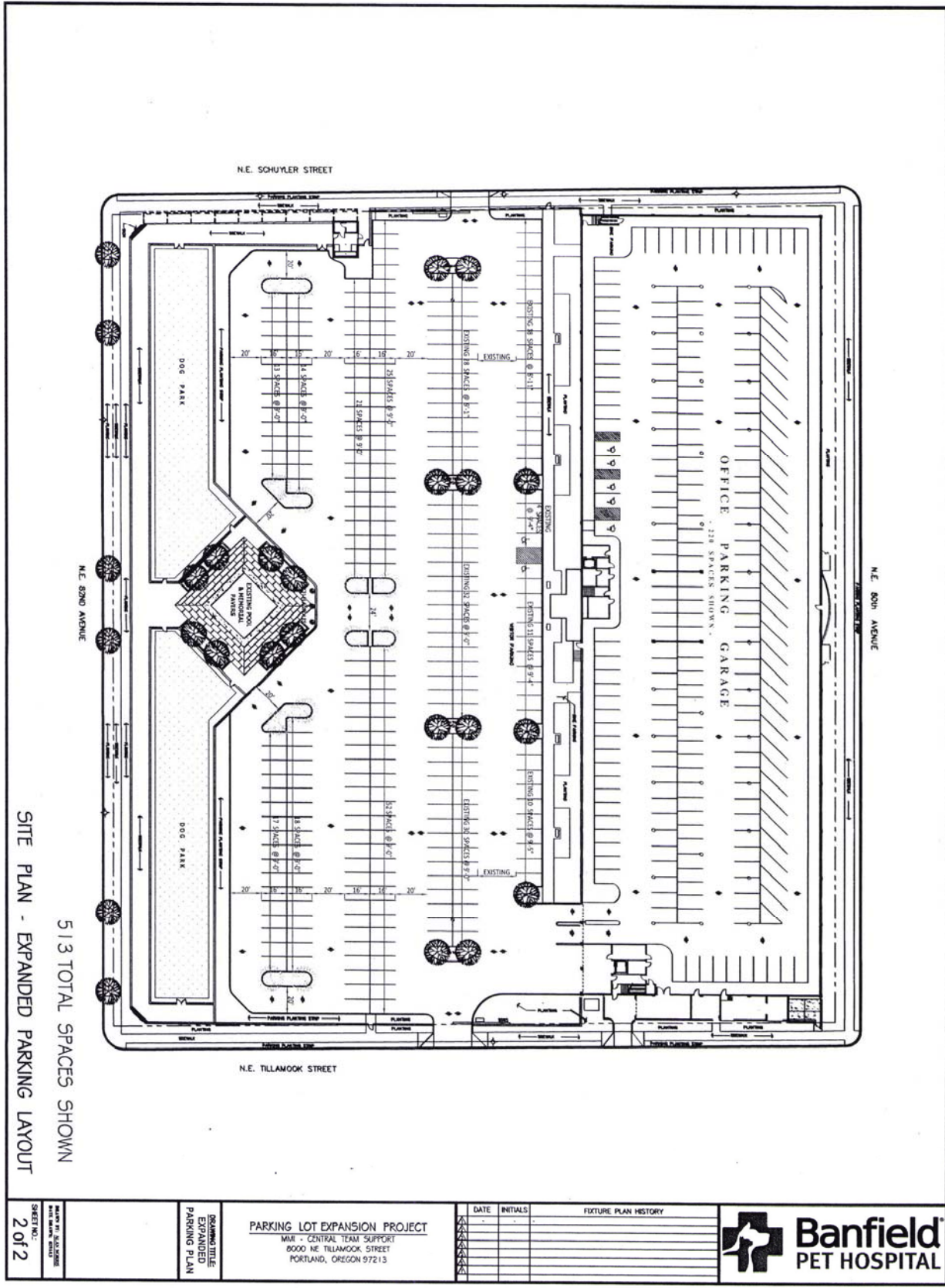
DRAWING TITLE
 EXISTING
 PARKING PLAN

PROJECT TITLE
 PARKING LOT EXPANSION PROJECT
 MMI - CENTRAL TEAM SUPPORT
 6000 NE TILLAMOOK STREET
 PORTLAND, OREGON 97213

DATE	INITIALS	FIXTURE PLAN HISTORY



EXHIBIT A
 13-120560



513 TOTAL SPACES SHOWN
 SITE PLAN - EXPANDED PARKING LAYOUT

SHEET NO:
 2 of 2

DATE: 11/14/2018
 TIME: 10:00 AM
 DRAWN BY: J. HARRIS

PROJECT TITLE:
 EXPANDED
 PARKING PLAN

PARKING LOT EXPANSION PROJECT
 MM - CENTRAL TEAM SUPPORT
 6000 NE TILLAMOOK STREET
 PORTLAND, OREGON 97213

DATE	INITIALS	FEATURE PLAN HISTORY



EXHIBIT B
 LN 13-120560 AD