



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

FROM CONCEPT TO CONSTRUCTION

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Date: March 13, 2014
To: Interested Person
From: Kathy Harnden, Land Use Services
503-823-7318 / Kathy.Harnden@portlandoregon.gov

NOTICE OF A TYPE I 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 the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 13-139137 LDP

GENERAL INFORMATION

Applicant/Owner: Betty M Ivory / 2749 NE 33rd Ave / Portland, OR 97212

Site Address: 2326 NE RODNEY AVE

Legal Description: BLOCK 18 LOT 1 EXC PT IN ST, ALBINA

Tax Account No.: R009606040

State ID No.: 1N1E27DA 03500 **Quarter Section:** 2830

Neighborhood: Eliot, contact Mike Warwick at 503-284-7010.

Business District: North-Northeast Business Assoc, Joice Taylor at 503-445-1321.

District Coalition: NE Coalition of Neighborhoods, Claire Adamsick at 503-388-9030.

Plan District: Albina Community

Other Designations: Eliot Conservation District

Zoning: Residential 2000 with the Alternative Design Density overlay (R2a)

Case Type: Land Division Partition (LDP)

Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant proposes to divide this flat, 6,000 square-foot corner lot into two new parcels that will be consistent with the site's R2 zoning. The site is 50 wide by 120 feet deep, with the existing house facing N. Rodney Avenue. This house will be located on Parcel 1, which will have 3,500 square feet and be 50-feet wide by 70-feet deep. Proposed Parcel 2, to be located at the rear of the existing house site, will face NE Sacramento Street. It will have 2,500 square feet, and be 50-feet wide by 50 feet deep. There are no regulated trees on the site.

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. Therefore this land division is considered a partition.

Relevant Approval Criteria:

To be approved, this proposal must comply with the approval criteria of *Title 33*. The relevant criteria are found in **Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones**.

FACTS

Site and Vicinity: The site is located in northeast Portland, about 5 blocks east of Interstate 5 and Lillis-Albina Park. The site is a corner lot and is generally flat. It is surrounded by both single- and multi-dwelling development. In addition, the Matt Dishman Community Center and Pool is located just a block north of the site, and nearby, to the west and northwest, are a few commercial areas and health care facilities. To the east of the site are small commercial and semi-industrial sites along NE Martin Luther King JR Boulevard, with more single family residential further east of the Boulevard.

Infrastructure:

- **Streets** – The site is a corner lot with frontage on both NE Rodney Avenue and NE Sacramento Street. Both streets are classified as Local Service streets for all modes in the Transportation System Plan (TSP). Both streets are paved with curbs and sidewalks on both sides.

The site faces, and has 50 feet of frontage along NE Rodney, which is improved with 30 feet of paving with a 6-inch curb, 3-foot planter area, 6-foot sidewalk and a half-foot buffer within a 50-foot wide right of way.

The site's NE Sacramento frontage is 100 feet long and is improved with 31 feet of paving, also with a 6-inch curb, 3-foot planter area, 6-foot sidewalk and a half-foot buffer within a 51-foot wide right of way. There are no street trees adjacent to this corner lot.

The site is also located in the Elliot Pedestrian District. The City's Pedestrian Design Guide recommends a 12-foot sidewalk corridor for both streets at this location. Typically, the applicant would be required to improve the sidewalk to current standards. However, the applicant successfully appealed this requirement, and therefore will not be required to make these improvements.

Tri-Met provides transit service approximately 480 feet from the site on NE Martin Luther King JR Boulevard, via Bus 6, which provides Frequent Service. Therefore, on-site parking is not required on either new parcel.

- **Water Service** – There is an existing 6-inch CI water main in NE Sacramento Street. The existing house is served by a 5/8-inch metered service from this main. This service will continue providing water to the existing house. The existing main is also available to provide service to any future structures that require a water service per the requirements of the Water Bureau.

- **Sanitary Service** - There is an existing 8-inch public combination sewer line in NE Sacramento Street that can serve the sanitary disposal needs for this proposal.

- **Stormwater Disposal** – There is no public storm-only sewer currently available to this property. The applicant proposes an on-site infiltration planter on Parcel 2, between the existing house and proposed driveway that will be on Parcel 2. The Bureau of Environmental Services has provided conceptual approval of the proposed planter.

Zoning: The R2 designation is one of the City's multi-dwelling zones which are intended to create and maintain higher density residential neighborhoods. The zone implements the comprehensive plan policies and designations for multi-dwelling housing.

The Albina Community plan district is intended to ensure that new, higher density commercial and industrial developments do not overwhelm nearby residential areas.

The Eliot Conservation District denotes an area with common historic values significant to the neighborhood and seeks to contribute to the preservation of significant features of Portland's development history. New development and exterior modifications to existing development must meet the Community Design Standards (Chapter 33.218) or are subject to historic design review.

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

Agency Review: Several Bureaus responded to this proposal and relevant comments are addressed under the applicable approval criteria. Please see Exhibits "E" for details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **November 25, 2013**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

33.660.120 *The Preliminary Plan for a land division will be approved if the review body finds that the applicant has shown that all of the following approval criteria have been met.*

Due to the specific location of this site, and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the criteria that are **not** applicable. Applicable criteria are addressed below the table.

Criterion	Code Chapter/Section and Topic	Findings: Not applicable because:
B	33.630 – Tree Preservation	No significant trees or trees in excess of 6 inches in diameter are located fully on the site.
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	Not applicable. These standards apply only to land divisions in the RF through R2.5 zones.
F	33.634 - Recreation Area	Not applicable. The minimum required density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site outside of environmental zones.
L	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required
	33.654.120.D - Common Greens	No common greens are proposed or required

	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required
	33.654.120.F - Alleys	No alleys are proposed or required
	33.654.120.G - Shared Courts	No shared courts are proposed or required
	33.654.130.B - Existing public dead-end streets and pedestrian connections	No public dead-end streets or pedestrian connections exist that must be extended onto the site.
	33.654.130.C - Future extension of dead-end streets and pedestrian connections	No dead-end street or pedestrian connections are proposed or required.
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required.

A. Lots. The standards and approval criteria of Chapters 33.605 through 33.612 must be met.

Findings: Chapter 33.612 contains the density and lot dimension requirements applicable in the R3 through IR zones. The applicant is proposing 2 single dwelling parcels in the R2 zone.

Density: Single-dwelling development is proposed for the entire site; therefore the proposed lots must meet minimum density and not exceed the maximum density stated in Table 120-3 of the Zoning Code. Minimum density in the R2 zone is one unit per 2,500 square feet and the maximum density is one unit per 2,000 square feet. The total site area shown on the applicant's survey is 6,000 square feet. Therefore, this site has a minimum required density of 2 units and a maximum allowed density of 3 units. Since Parcel 1 is the larger lot, the extra density for this site is assigned to this parcel.

The following Table demonstrates how the proposal meets size requirements:

R2	Minimum lot area (square feet)	Minimum lot width (square feet)	Minimum lot depth (square feet)	Minimum front lot line (square feet)
Duplex	2,000	33	50	30
Detached Houses	1,600	25	none	25
Parcel 1 – detached	3,500	50	70	50
Parcel 2 – detached	2,500	50	50	50

* Width is measured from the midpoints of opposite lot lines.

Parcel 1 is the larger of the two proposed lots. The findings above in the chart demonstrate that the applicable density and lot dimension standards can be met with conditions that Parcel 1, the larger lot, be developed with detached or duplex housing and Parcel 2 with detached housing.

G. Clearing, Grading and Land Suitability. The approval criteria of Chapter 33.635, Clearing, Grading and Land Suitability must be met.

Findings:

Clearing and Grading

The regulations of Chapter 33.635 ensure that the proposed clearing and grading is reasonable given the infrastructure needs, site conditions, tree preservation requirements, and limit the impacts of erosion and sedimentation to help protect water quality and aquatic habitat.

In this case the site is primarily flat, and is not located within the Potential Landslide Hazard Area. Therefore, no significant clearing or grading will be required on the site to make the new lots developable. In addition, there are no trees on the site, so no trees are required to be preserved in areas where new development is anticipated on the site. Therefore, this criterion is met.

Land Suitability

The site is currently in residential use, and there is no record of any other use in the past. As indicated above, the site is relatively flat and contains no known geological hazards. Therefore, there are no anticipated land suitability issues and the new lots can be considered suitable for new development. This criterion is met.

I. Solar access. If single-dwelling detached development is proposed for the site, the approval criteria of Chapter 33.639, Solar Access, must be met.

Findings: The solar access regulations encourage variation in the width of lots to maximize solar access for single-dwelling detached development and minimize shade on adjacent properties.

All of the proposed lots are on the south side of an east-west oriented street. Parcel 1 will be on the corner, and will be wider than the other parcel. Therefore, this criterion is met.

K. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,

L. Services and utilities. The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.

Findings: The regulations of Chapter 33.641 allow the traffic impacts caused by dividing and then developing land to be identified, evaluated, and mitigated, if necessary. Chapter's 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The criteria and standards are met as shown in the following table:

33.651 Water Service standard – See Exhibit E.3 for detailed bureau comments.
The Water Bureau has indicated that service is available to the site, as noted on page 2 of this report. The water service standards of Ch. 33.651 have been verified. Therefore, this criterion is met.
33.652 Sanitary Sewer Disposal Service standards – See Exhibit E.1 for detailed comments.
The Bureau of Environmental Services has indicated that service is available to the site, as noted on page 2 of this report. The sanitary sewer standards of CH. 33.652 have been verified.
33.653.020 & .030 Stormwater Management criteria and standards – See Exhibits E.1
The applicant has proposed on-site infiltration for proposed Parcel 2 through development of a 150-square foot infiltration planter. This Parcel has sufficient area for this type of stormwater facility. Stormwater from this Parcel will be directed to the planter, which has been designed to treat and slowly infiltrate the 10-year storm into the ground. Thus, an overflow connection to the combination sewer in NE Sacramento will not be required.
Stormwater from the existing house on Parcel 1 currently discharges to splash-blocks. The Bureau of Environmental Services has approved the continuing use of splash-blocks for the existing house on Parcel 1. Therefore, this condition is met.

33.654.110.B.1 Through streets and pedestrian connections

Generally, through streets should be provided at least 200 feet apart, but no more than 530 feet apart. This site is located on a corner. Portland Transportation noted that “the subject site is located at the corner of its respective block, making it an undesirable location to provide any further connection through the block. Additionally, it is not feasible to provide any new connectivity opportunities without eliminating long-established and existing development on abutting lot(s). Considering the existing size of the subject site, providing any new vehicle or pedestrian connection through the subject site (or block) would compromise the ability to create one of the proposed parcels. These impacts do not make further connectivity through the subject site or block feasible. PBOT therefore has no concerns relative to connectivity or locations of rights-of-way associated with the proposed land division partition.”

This condition is met.

33.641 – Transportation Impacts – 33.641.020 and 33.641.030
33.654.120.B & C Width & elements of the right-of-way –
33.654.130.D Partial Rights of way

The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. The Development Review Section of the Portland Bureau of Transportation has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, and for potential impacts upon transportation services. PBOT’s Analysis (Exhibit E.2) is quoted, in part, as follows:

At this location, based on City GIS resources, NE Rodney is improved with 30-ft of paving and 3.4-6-0.6 sidewalk corridor within a 50-ft wide right-of-way. NE Sacramento is improved with 31-ft of paving and 3.4-6-0.6 sidewalk corridor within a 51-ft wide right-of-way.

The City’s Pedestrian Design Guide recommends a 12-ft wide sidewalk corridor (0.5-ft curb, 4-ft wide furnishing zone, 6-ft wide sidewalk, 1.5-ft wide frontage zone) for Local Service streets within a Pedestrian District. Neither of the existing sidewalk corridors along the site’s frontages satisfies this standard. Accordingly, in relation to the proposed partition request, the applicant would typically be required to reconstruct the existing sidewalk corridors along both site frontages to satisfy the aforementioned 12-ft sidewalk corridor.

However, the applicant took the opportunity to challenge PBOT’s frontage improvement requirements through the City’s Public Works Appeals process. In December of last year, the City’s Public Works Administrative Appeals Committee granted approval of the applicant’s appeal (13-238206 PW) to essentially allow the retention of the existing sidewalk corridor (configurations) along the site’s frontages.

Therefore, these criteria are met.

33.654.130.A - Utilities (defined as telephone, cable, natural gas, electric, etc.)

Any easements that may be needed for private utilities that cannot be accommodated within the adjacent rights-of-way can be provided on the final plat. At this time no specific utility easements adjacent to the right-of-way have been identified as being necessary. Therefore, this criterion is met.

DEVELOPMENT STANDARDS

Development standards that are not relevant to the land division review, have not been addressed in the review, but will have to be met at the time that each of the proposed lots is developed.

Future Development.

Among the various development standards that will be applicable to this lot, the applicant should take note of:

- Detached Houses- Section 33.120.270.D of the Zoning Code allows reduced side setbacks (3-feet from property lines) for detached houses in the multi-dwelling zones on lots that are at least 25 feet wide. This allowance only applies to the setbacks that are interior to the site. The setbacks around the perimeter of the land division site are that of the base zone. This proposal is eligible to use these provisions. **If the applicant chooses to take advantage of this allowance, the reduced side setback must be shown on a supplemental survey for the land division at the time of final plat approval.**
- The site is located within the Elliott Conservation District. **New development must meet Community Design Standards (Ch. 33.218), or be reviewed through the Historic Resource land use review process.**

Existing development that will remain after the land division.

The existing development on the site will remain and be located on Parcel 1. The division of the property may not cause the structure to move out of conformance or further out of conformance to any development standard applicable in the R2 zone. Per 33.700.015, if a proposed land division will cause conforming development to move out of conformance with any regulation of the zoning code, and if the regulation may be adjusted, the land division request must include a request for an adjustment (Please see section on “Other Technical Standards for Building Code standards.”)

In this case, there is one Zoning Code standard that relates to existing development on the site:

- Minimum Setbacks – The existing house identified to remain on the site must meet the required Zoning Code setbacks from the proposed new lot lines. Alternatively, existing buildings must be set back from the new lot lines in conformance with an approved Adjustment or other Land Use Review decision that specifically approves alternative setbacks. The existing house will be 17.1 feet from the new property line. Therefore, the required setbacks are being met. To ensure this standard continues to be met at the final plat stage, the final plat must be accompanied by a supplemental survey showing the location of the existing building relative to the adjacent new lot lines.

With the conditions noted above, this land division proposal can meet the requirements of 33.700.015.

OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical expertise of appropriate service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards that may be applicable to this preliminary partition proposal.

Bureau	Code Authority and Topic	Contact Information
Water Bureau	Title 21 - Water availability	503-823-7404 www.portlandonline.com/water
Environmental Services	Title 17; 2008 Stormwater Manual Sewer availability & Stormwater Management	503-823-7740 www.portlandonline.com/bes
Fire Bureau	Title 31 Policy B-1 - Emergency Access	503-823-3700 www.portlandonline.com/fire

Bureau	Code Authority and Topic	Contact Information
Transportation	Title 17, Transportation System Plan Design of public street	503-823-5185 www.portlandonline.com/transportation
Development Services	Titles 24 -27, Admin Rules for Private Rights of Way Building Code, Erosion Control, Flood plain, Site Development & Private Streets	503-823-7300 www.portlandonline.com/bds

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

- **Fire:** The applicant must meet the requirements of the Fire Bureau in regards to fire apparatus access, fire flow/water supply, fire hydrant spacing, addressing, and aerial fire department access roads. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.
- The applicant must meet the requirements of Urban Forestry for planting street trees adjacent to Parcels 1 and 2. For Parcel 1, one tree must be planted along NE Rodney, and two street trees must be planted along NE Sacramento Street, prior to Final Plat approval. Street trees shall be selected from the City's approved street tree list for a 3 ½ ft planting strip. Additional street trees may be required adjacent to Parcel 2 during building permit application. This requirement is based on the standards of Title 20.

CONCLUSIONS

The applicant has proposed a 2-parcel partition as shown on the attached preliminary plan (Exhibit C.1). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The major issue identified with this proposal was an initial requirement for upgrading the pedestrian corridor along both adjacent streets. A successful appeal of these public works requirements resulted in no required street improvements.

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 2-parcel partition that will result in 1 single dwelling lot and one single dwelling or duplex lot, as illustrated with Exhibit C.3, subject to the following conditions:

A. Supplemental Plan. Two copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review and approval. This plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following:

- Any buildings or accessory structures on the site at the time of the final plat application;
- Reduced side setbacks allowed under 33.120.270.D, if requested;
- The proposed general location of future building footprints and stormwater facilities for each of the vacant lots.
- Any other information specifically noted in the conditions listed below.

C. The following must occur prior to Final Plat approval:

Utilities

1. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior to final plat approval.

Existing Development


- The applicant shall plant 1 street tree in the planter strip on NE Rodney Avenue and 2 street trees on NE Sacramento, adjacent to Parcel 1. Street trees will be chosen from the City's approved street tree list for the 3.5-foot planting strip. Tree size requirements for residential sites are to be 2-inch caliper. The applicant must contact Urban Forestry at 503-823-4018 prior to selecting trees to discuss the species of trees that are permitted and to obtain the planting permit. Urban Forestry must inspect and approve the newly planted trees prior to final plat approval.

D. The following conditions are applicable to site preparation and the development of individual lots:

- The applicant must provide a fire access way that meets the Fire Bureau requirements related to aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof. This condition is only required when structures exceed this height measurement.
- Minimum and maximum densities are as follows:

	Minimum	Maximum
Parcel 1:	1	2
Parcel 2:	1	1

Staff Planner: Kathy Harnden

Decision rendered by:  on March 11, 2014
By authority of the Director of the Bureau of Development Services

Decision mailed: March 13, 2014

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. 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 12, 2013, and was determined to be complete on November 21, 2013.

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 12, 2013.

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 signed a 120-Day Waiver.**

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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

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.

Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City’s final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City’s approval of the preliminary plan.**

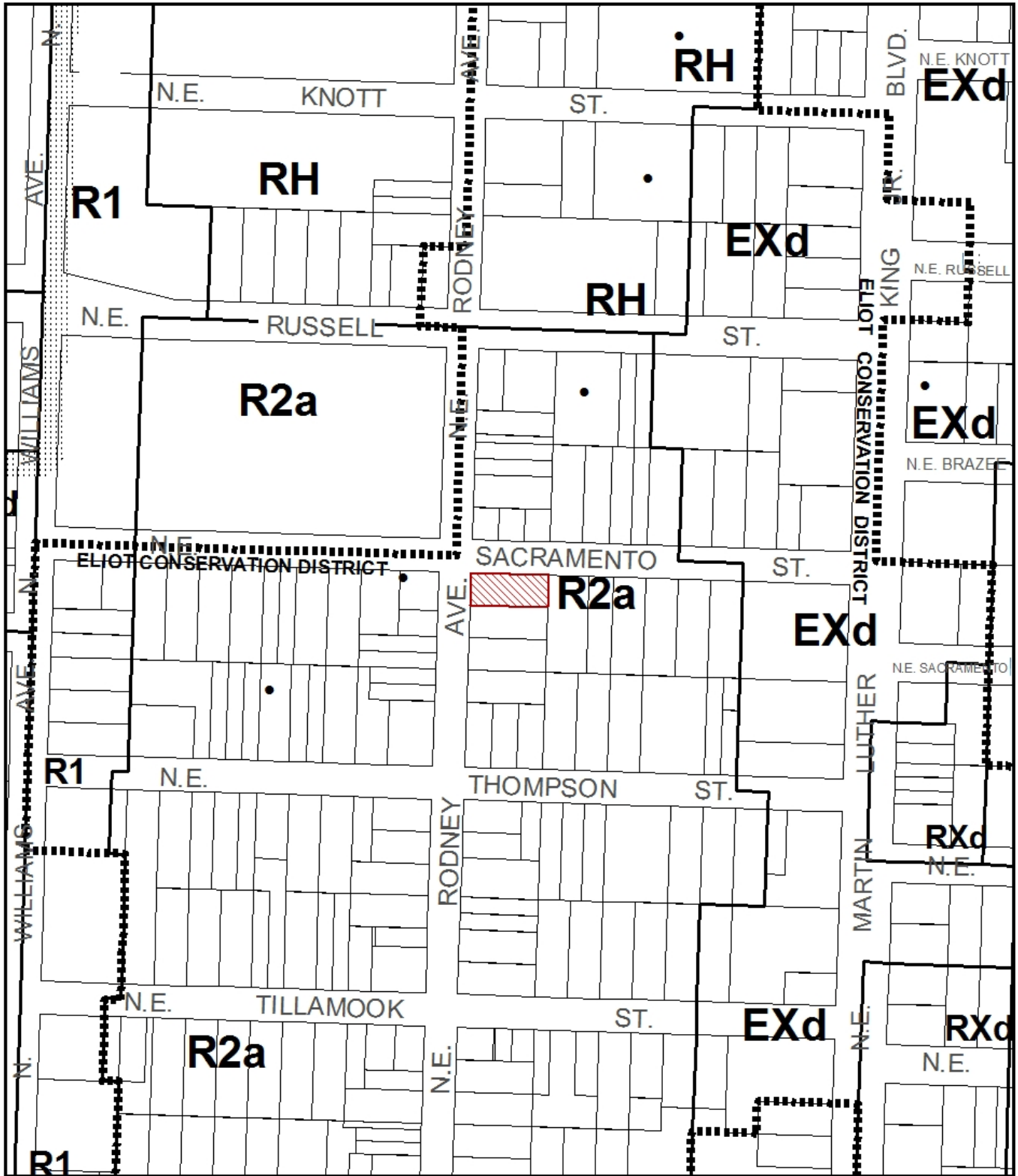
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant’s Statement
 - 1. Supplemental Narrative
 - 2. Supplemental Narrative, Revised
 - 3. Simplified Approach Stormwater Report
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Supplemental Partition Plat, Revised 11/26/13, (attached)
 - 2. Proposed Development on Parcel 2
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 1.a Bureau of Environmental Services Addendum
 - 1.b Bureau of Environmental Services Email
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau


5. Site Development Review Section of BDS
 6. Bureau of Parks, Forestry Division
- F. Correspondence:
None
- G. Other:
1. Original LU Application
 2. Incomplete Letter to Applicant w/Service Bureau Comments attached
 3. Follow-up Incomplete Letter to Applicant
 4. Timeline Extension on un-determinant duration dated 9/25/13
 5. 120-Day Waiver

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).



ZONING

 Site

 Historic Landmark

This site lies within the:
ALBINA COMMUNITY PLAN DISTRICT
ELIOT CONSERVATION DISTRICT



File No.	LU 13-139137 LDP
1/4 Section	2830
Scale	1 inch = 200 feet
State_Id	1N1E27DA 3500
Exhibit	B (Apr 17, 2013)

SUPPLEMENTAL PARTITION PLAT NO.

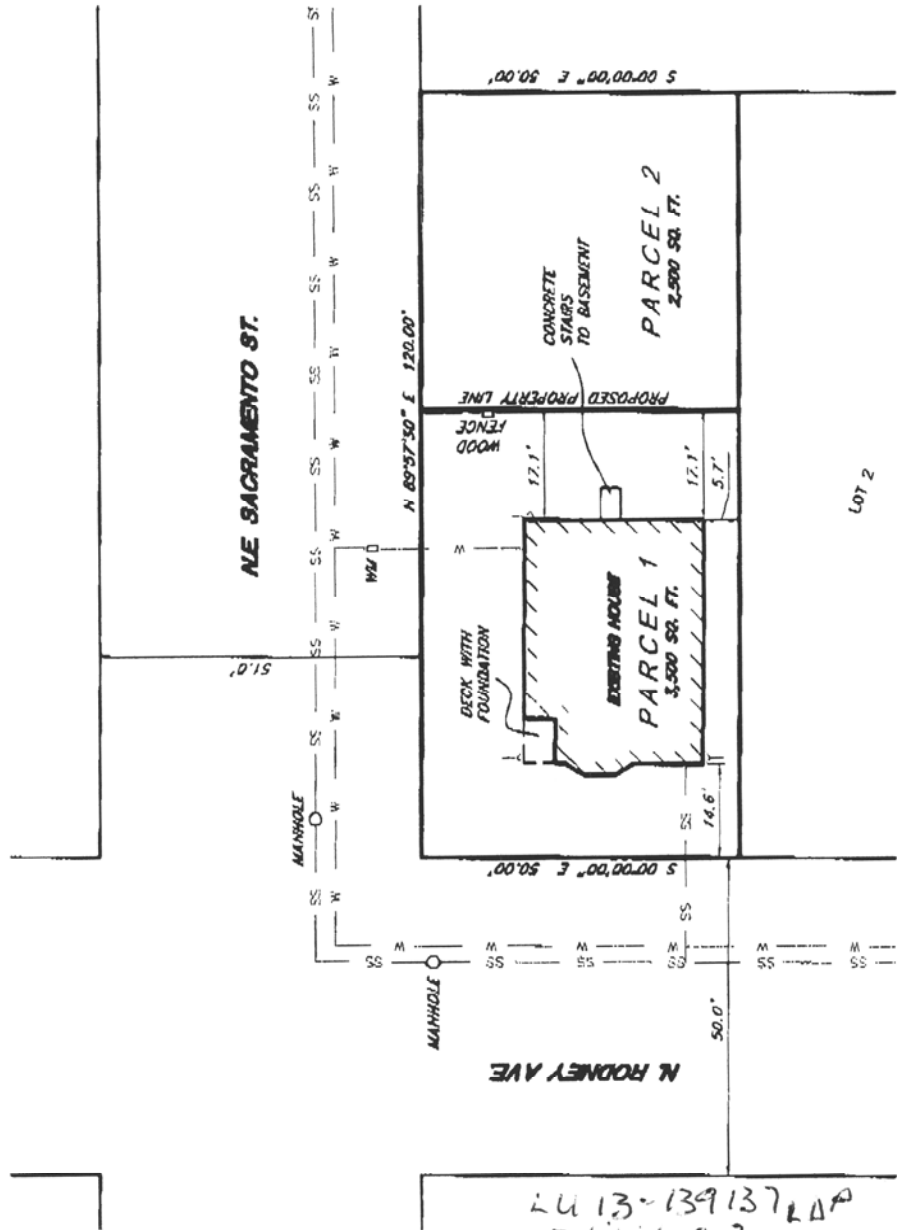
PORTION OF LOT 1, BLOCK 18, "ALBINA"
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 27, T. 1 N., R. 1 E., W.M.,
CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON

SURVEYER:
JON HOLL
13129
SCALE:
1" = 20'
1/4 AC: 2850

BY: CHASE, JONES & ASSOCIATES, INC.
718 S.E. 11TH AVENUE
PORTLAND, OREGON
PHONE: 803-228-8644

NOTES:

1. THERE ARE NO PUBLIC RIGHT OF WAY IMPROVEMENTS OR DEDICATIONS PLANNED AT THIS TIME.



REGISTERED
 PROFESSIONAL SURVEYOR
 FOR THE STATE OF OREGON
 ERIC J. JONES
 JULY 26, 1982
 EXPIRES: 6-30-15

LEGEND

- FD = FOUND
- IR = IRON ROD
- WM = WATER METER
- SS = SEWER LINE PER CITY OF PORTLAND MAPS
- W = WATER LINE PER CITY OF PORTLAND MAPS
- ⊥ = DOWN SPOUT
- = FOUND MONUMENT AS SHOWN.
- = SET 5/8" 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CHASE JONES & ASSOCIATES"

LU 13-139137 LAP
Exhibit C.3