



CITY OF PORTLAND

Office of City Auditor LaVonne Griffin-Valade

Council / Contracts

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NOTICE OF FINAL DECISION

TO: All Interested Persons

DATE: November 18, 2014

RE: LU 13-173075 CP ZC

Order of the Portland City Council denying application of Robert Cushman for William Allen LLC, et al to change the Comprehensive Plan Map designation from Attached Residential to Medium Density Multi-Dwelling and the Zoning Map designation from R2.5 to R1 for property located at 3322 SE Cesar E. Chavez Boulevard (Hearing; LU 13-173075 CP ZC)

Enclosed is a copy of the Order of Council on LU 13-173075 CP ZC denying the application of Robert Cushman for William Allen LLC, et al, for a proposed Comprehensive Plan Map Amendment from Single-Dwelling Attached Residential to Medium Density Multi-Dwelling Residential and also denying the concurrent Zoning Map Amendment from R2.5 (Single-Dwelling Residential 2,500) to R1 (Multi-Dwelling Residential 1,000) at 3322 SE Cesar E. Chavez Blvd. If you wish to obtain a copy of the City Council's findings and decision, please contact Karla Moore-Love, Council Clerk by email at: Karla.Moore-Love@portlandoregon.gov or at (503) 823-4086.

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with LUBA within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. LUBA's address is: DSL Building 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call LUBA at 1-503-373-1265 or visit LUBA's website (www.oregon.gov/LUBA) for further information on filing an appeal.

Encl.

ORDER OF COUNCIL DENYING APPLICATION OF ROBERT CUSHMAN FOR WILLIAM ALLEN, LLC, ET AL TO CHANGE THE COMPREHENSIVE PLAN MAP DESIGNATION FROM ATTACHED RESIDENTIAL TO MEDIUM DENSITY MULTI-DWELLING AND THE ZONING MAP DESIGNATION FROM R2.5 TO R1 FOR PROPERTY LOCATED AT 3322 SE CESAR E CHAVEZ BLVD (HEARING; LU 13-173075 CP ZC)

Applicants: Robert Cushman, William Allen LLC
1833 NE 50th Avenue
Portland OR 97213

Laurie Simpson, Architect
4072 N Williams Street #A
Portland OR 97227

Owner: Jeffrey Evershed
1833 NE 50th Avenue
Portland RO 97213-2035

Site Address: 3322 SE Cesar E Chavez Blvd

Legal Description: TL 7600 0.45 ACRES, SECTION 12 1S 1E

Zoning: R2.5 (Attached Single-Dwelling - Residential 2,500)

Procedure: Type III, with a public hearing before the Hearings Officer. The Hearings Officer will make a recommendation to City Council, who makes the final decision on this matter.

Proposal: The applicant is proposing a change in the Comprehensive Plan Map Designation for this 19,575 square-foot property, from Single-Dwelling Attached Residential to Medium Density Multi-Dwelling Residential, and a concurrent Zoning Map Amendment, from R2.5 (Single-Dwelling Residential 2,500) to R1 (Multi-Dwelling Residential 1,000). Redevelopment of the site for a maximum 19 residential units could be allowed if the R1 designation is approved for the site.

The appeal hearing before the City Council was opened in the Council Chambers, 1221 SW 4th Avenue on October 15, 2014 at approximately 2:00 p.m. After hearing public testimony, Council voted 4-0 to tentatively deny the application of Robert Cushman, William Allen LLC and Laurie Simpson and overturn the Hearings Officer's recommendation to change the Comprehensive Plan Map designation from Attached Residential to Medium Density Multi-Dwelling and the Zoning Map designation from R2.5 to R1 for property at 3322 SE Cesar E. Chavez Boulevard and ordered findings be prepared for adoption on November 5, 2014 at 10:15 a.m. On November 5, 2014 at 10:15 a.m. Council rescheduled the adoption of its Findings and Decision to November 12, 2014 at 11:00 a.m. On November 12, 2014 Council voted 4-0 to adopt findings and, based on the findings, voted to deny the proposed Comprehensive Plan Map Amendment and the concurrent Zoning Map Amendment..

DECISION

Based on evidence in the record and adoption of the Council's Findings and Decision in **Case File LU 13-173075 CP ZC** and by this reference made a part of this Order, **it is the decision of Council to deny the proposed Comprehensive Plan Map Amendment, from Single-Dwelling Attached Residential to Medium Density Multi-Dwelling Residential, and also to deny the concurrent Zoning Map Amendment, from R2.5 (Single-Dwelling Residential 2,500) to R1 (Multi-Dwelling Residential 1,000).**

IT IS SO ORDERED:

NOV 18 2014

Date



Mayor Charlie Hales
Presiding Officer at Hearing of
November 12, 2014
9:30 a.m. Session