



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: February 28, 2017

From: Amanda Rhoads, Land Use Services
503-823-7837 / Amanda.Rhoads@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 17-104402 CU
Pre App: PC # 16-213154

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Amanda Rhoads at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: Monday, March 27, 2017** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: March 31, 2017**
- **A public hearing before the Hearings Officer is tentatively scheduled for April 12, 2017**

Applicant: Ricktor Ball
Ball Ventures, LLC
10241 NW Langworthy Ter
Portland, OR 97229

Owners: Terry and Shari Bradshaw
18124 SE Richey Rd
Gresham, OR 97080-3317

Representatives: Sean Clancy & Brooks Foster
Chenoweth Law Group P.C.
510 SW 5th Ave, 5th Floor
Portland, OR 97204

Site Address: 1166 NE 31ST AVE

Legal Description: BLOCK 5 LOT 1&2, GOODSSELLS ADD
Tax Account No.: R333800610
State ID No.: 1N1E36BA 03800
Quarter Section: 2933
Neighborhood: Kerns, contact Steve Russell at 503-784-8785.
Business District: None
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Plan District: None
Zoning: CSd, j – Storefront Commercial with “d” Design Overlay Zone and “j” Main Street Node Overlay Zone

Case Type: CU – Conditional Use
Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal:

The applicant proposes to use a portion of the existing commercial building on this site for indoor cultivation of marijuana, which is classified by the Zoning Code as an Agriculture use. Agriculture use in the CG zone is subject to Conditional Use Review per Zoning Code Section 33.130.100.B.14. The remainder of the building will continue to be used by a separate bookbinding business already in operation, a Manufacturing and Production use that is allowed outright due to its limited size. No exterior alterations are proposed to the building or site.

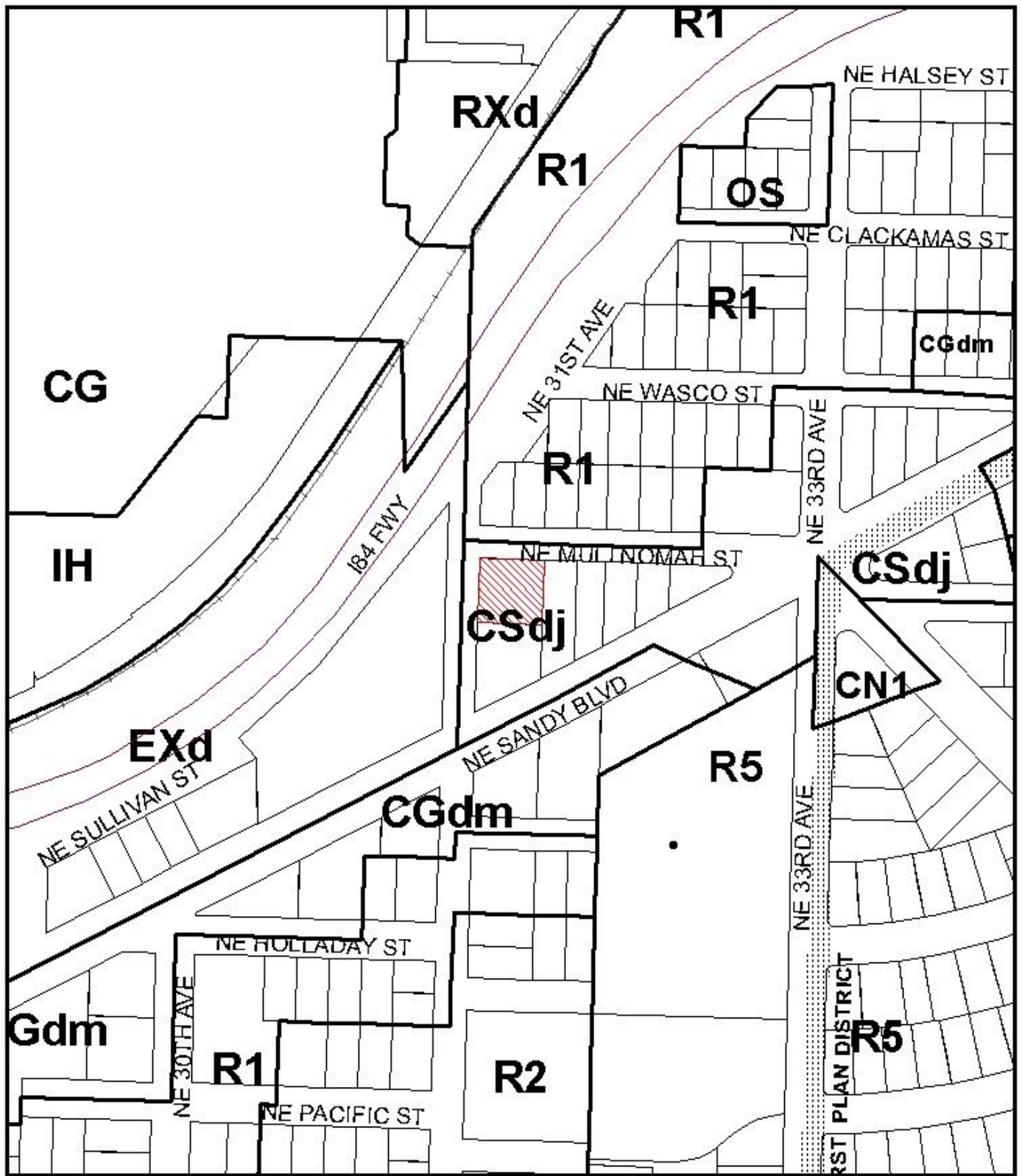
Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are in Zoning Code Section 33.815.115.A-D, Specified Uses in Commercial Zones.

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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on January 10, 2017 and determined to be complete on February 23, 2017.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan, Floor Plan

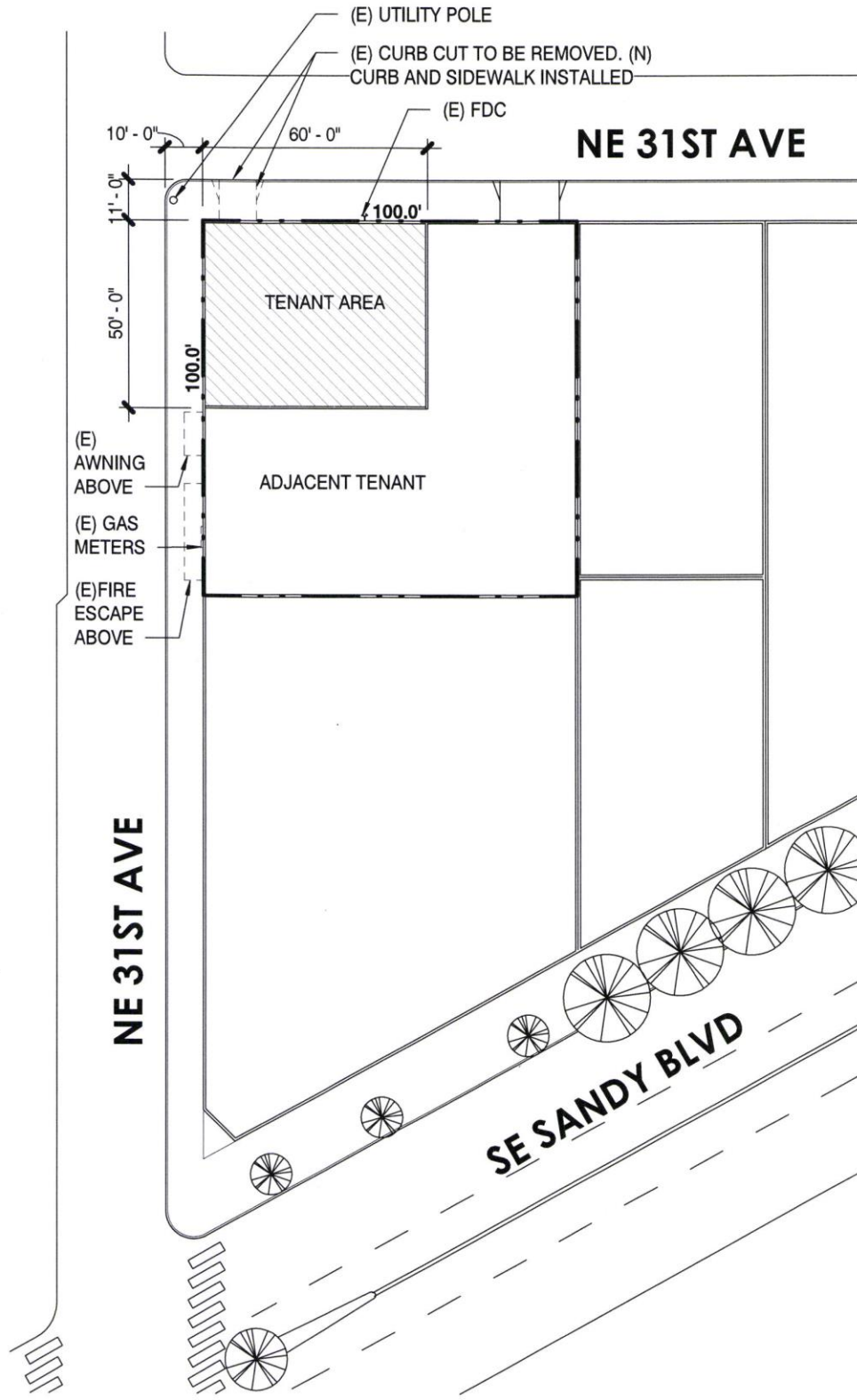


ZONING

-  Site
-  Historic Landmark



File No.	LU 17-104402 CU
1/4 Section	2933
Scale	1 inch = 200 feet
State_Id	1N1E36BA 3800
Exhibit	B (Jan 13, 2017)



SITE INFO

ADDRESS	1166 NE 31ST AVE
COUNTY	MULTNOMAH
LEGAL	GOODSELLS ADD, BLOCK 5, LOT1&2
PROPERTY ID	R171988
LOT SIZE	0.23 ACRES (10,000 SF)
TENANT AREA	2,870 SF
BASE ZONE	CS - STOREFRONT COMMERCIAL
OVERLAY	d - DESIGN ZONE, j - MAIN STREET NODE

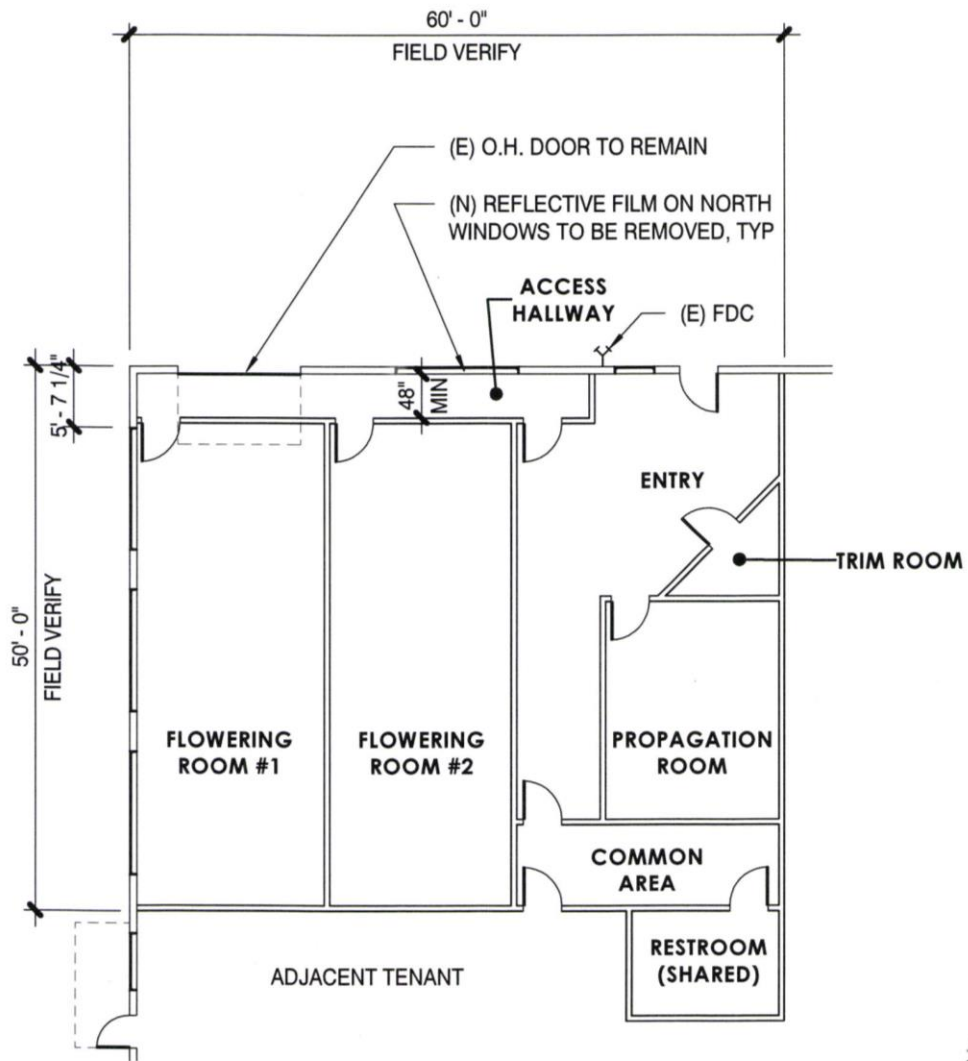
SITE PLAN

SCALE: 1" = 40'-0"



107 SE WASHINGTON STREET, SUITE 740
PORTLAND, OR 97214 - HARKAHQ.COM

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FLOOR PLAN

SCALE: 1/16" = 1'-0"

0' 8' 16' 32'



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