



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: March 7, 2017
To: Interested Person
From: Kate Green, Land Use Services
503-823-5868 / Kate.Green@portlandoregon.gov

NOTICE OF A REVISED TYPE IIx 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 42 days, **we need to receive your written comments by 5 p.m. on April 6, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-193481 LDS, in your letter. It also is helpful to address your letter to me, Kate Green. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-193481 LDS

Applicant: Charlie Chan/PCI Construction
5821 SE 82nd Avenue
Portland OR 97266

Site Address: 7645 SE Division Street
Legal Description: TL 2300 0.46 ACRES, SECTION 05 1S 2E
Tax Account No.: R992050580
State ID No.: 1S2E05DC 02300
Quarter Section: 3238

Neighborhood: Montavilla / Nick Mira / nick@propelstudio.com
Business District: Eighty-Second Avenue of Roses Business Association / Nancy Chapin / nchapin@tsgpdx.com
District Coalition: Southeast Uplift /contact Leah Fisher / 503-232-0010

Zoning: Multi-Dwelling Residential 2,000 (R2)
Alternative Design Density overlay (a)

Case Type: Land Division-Subdivision (LDS)
Procedure: Type IIx, an administrative decision with appeal to the Hearings Officer

REVISED Proposal: The applicant requests a **Land Division-Subdivision** to divide an approximately 19,969 square foot property into 5 lots with private street and open space tracts. *(Originally, the proposal was for 7 lots and a shared court).*

A 4-foot dedication is proposed along the SE Division site frontage for right-of-way improvements. The existing house and accessory structures and all trees are proposed to be removed.

The private street will provide street frontage and utility connections for the 5 lots. Each lot is proposed to be developed with a detached house, onsite parking, and an onsite stormwater facility.

This subdivision proposal is reviewed through a Type IIx procedure because: (1) the site is in a residential zone; (2) four to ten dwelling units are proposed, not including accessory dwelling units (see 33.660.110).

For purposes of State Law, this land division is considered a subdivision. To subdivide land is to divide an area or tract of land into four or more lots within a calendar year, according to ORS 92.010. ORS 92.010 defines "lot" as a single unit of land created by a subdivision of land. The applicant's proposal is to create 7 units of land (5 lots and 2 tracts). Therefore, this land division is considered a subdivision.

RELEVANT APPROVAL CRITERIA: In order 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**.

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 July 13, 2016 and was deemed complete at the applicant's request on November 1, 2016.

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.ci.portland.or.us.

APPEAL PROCESS: If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. 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.

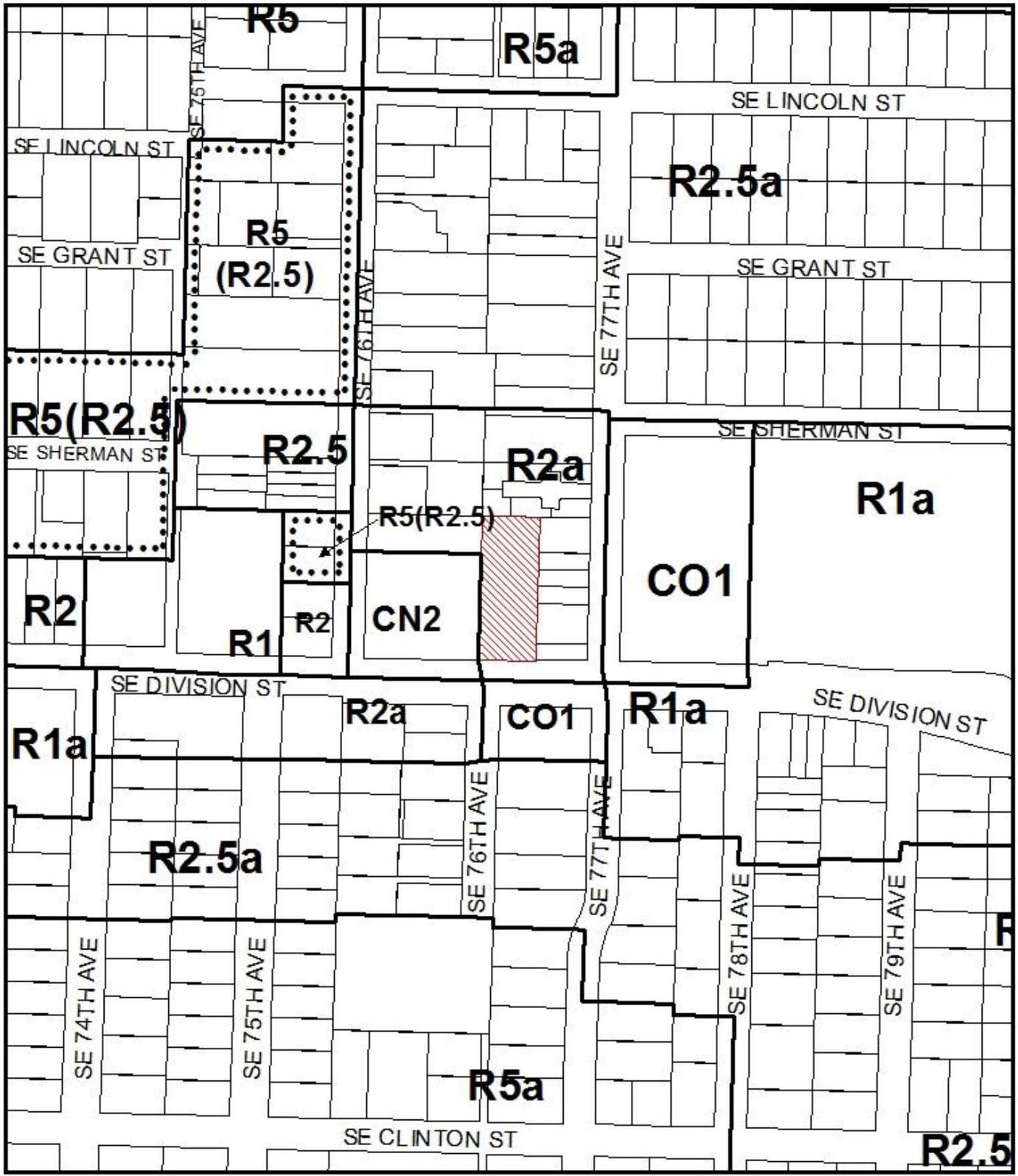
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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 775 Summer St NE, Suite 330, Salem, OR 97301-1283. 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
Preliminary Plat
Site and Utility Plan



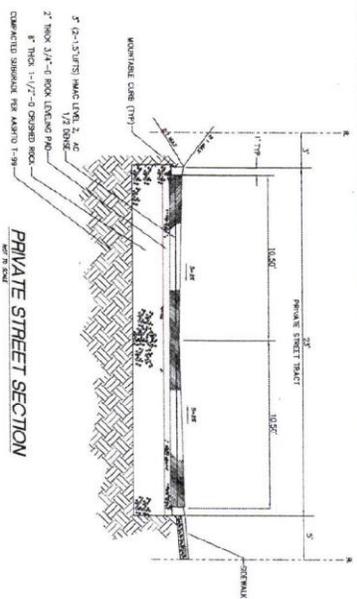
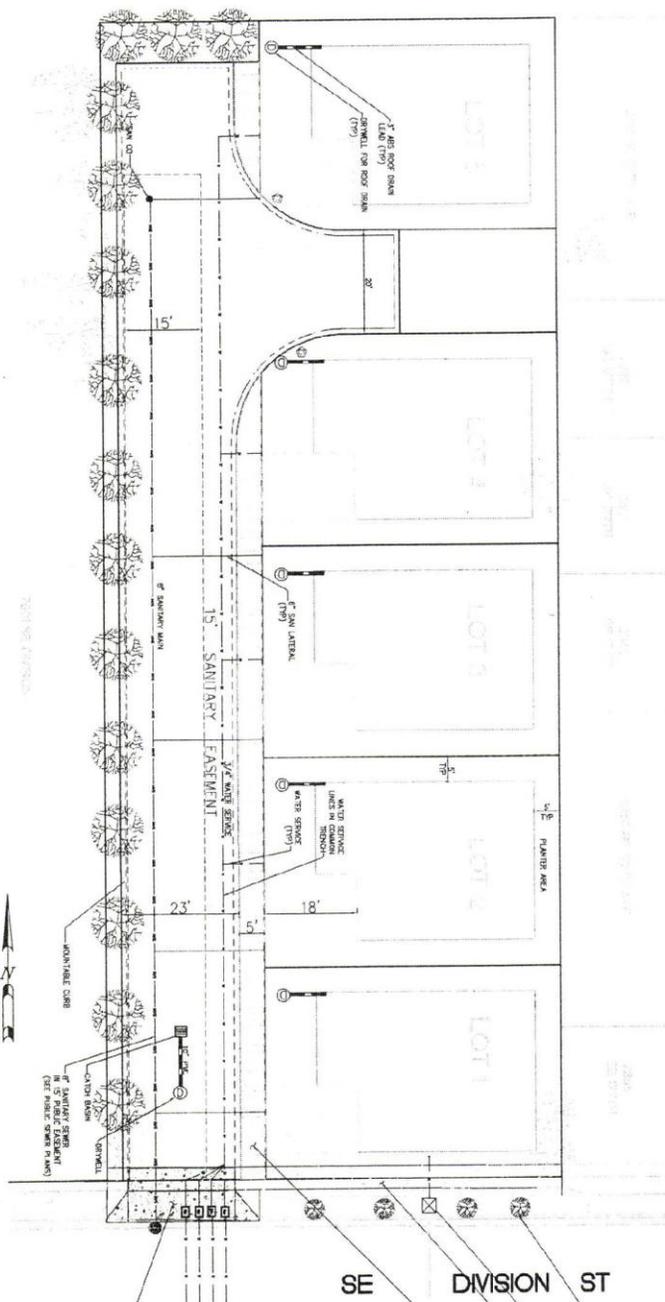
ZONING

 Site



File No. LU 16-193481 LDS
 1/4 Section 3238
 Scale 1 inch = 200 feet
 State_Id 1S2E05DC 2300
 Exhibit B (Jun 27, 2016)

SITE AND COMPOSITE UTILITY PLANS



PROPOSED BUILDING HEIGHT - 28'-7"

CURB TABLE

SPACING	CURB TYPE	HEIGHT
10'-0"	12" WIDE SIDEWALK	2'-0"
10'-0"	12" WIDE SIDEWALK	2'-0"
10'-0"	12" WIDE SIDEWALK	2'-0"
10'-0"	12" WIDE SIDEWALK	2'-0"

DENSITY
 AREA OF SITE = 10,883.75 SF
 PROPOSED STREET AREA = 1,842.17 SF
 MAX DENSITY = (10,883.75 SF / 1,842.17 SF) = 5.91 UNITS PER LOT
 MIN DENSITY = (10,883.75 SF / 1,842.17 SF) = 5.91 UNITS PER LOT

12" WIDE SIDEWALK
 ACCESSIBLE DRIVE (CONCRETE PAVED)
 STREET LIGHT # 1 PLACES PER LOT PER PLAN P-385
 EXISTING WATER METERS TO REMAIN
 EXISTING SEWER LINES AND METERS TO REMAIN
 EXISTING GAS LINES AND METERS TO REMAIN
 EXISTING UTILITY LINES TO REMAIN

SHEET 3 OF 5 DATE 02-09-17	PREPARED BY CHARLES CHAN PCI CONSTRUCTION, LLC 5821 SE 82ND AVE PORTLAND, OREGON 97266 TEL: (503) 938-8888 FAX: (503) 262-8668	TCC ASSOCIATES INC 8821 SE 82ND AVE PORTLAND, OREGON 97266 TEL: (503) 262-8668 FAX: (503) 262-8668	DESIGNED BY ET DRAWN BY ET CHECKED BY WC DATE 02-09-17	PROJECT TITLE SITE & COMPOSITE UTILITY PLAN	PROJECT KALEB COURT TOWNHOMES 7645 SE DIVISION ST PORTLAND, OREGON 97233 T1 2300, T1S R2E SEC 0500 MULTNOMAH COUNTY	
	16-004		DATE PLOTTED 02-09-17	FILE NAME/DRAWABLE - EXC009	SHEET NO. 16-004	