



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

Chloe Eudaly, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** March 20, 2017  
**To:** Interested Person  
**From:** Kate Green, Land Use Services  
503-823-5868 / [Kate.Green@portlandoregon.gov](mailto:Kate.Green@portlandoregon.gov)

**NOTICE OF A REVISED TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on April 19, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-105503 AP, 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 17-105503 AP**

**Applicant:** Victor Locke  
6734 SW 35th Avenue  
Portland OR 97219-1727

**Site Address:** Vacant lot, between 12504 and 12536 SE Madison Street  
**Legal Description:** LOT 29, SPECHT AC  
**Tax Account No.:** R784000840  
**State ID No.:** 1S2E02BC 04101  
**Quarter Section:** 3143

**Neighborhood:** Mill Park / Doug Reed / [dougrhomes@aol.com](mailto:dougrhomes@aol.com)  
**Business District:** Gateway Area Business Association / Paul Wild / [paul.wild@mhcc.edu](mailto:paul.wild@mhcc.edu)  
**District Coalition:** East Portland Neighborhood Office / Richard Bixby / 503-823-4550

**Zoning:** Single Dwelling Residential 2,500 (R2.5)  
Alternative Design Density (a) overlay

**Case Type:** Land Division-Partition (LDP)  
**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA)

**Revised Proposal:** The applicant requests a **Land Division Amendment** (AP) in order to modify a condition (Condition C.1) from a Land Division-Partition (LU 14-173928 LDP) approved for this site. That condition calls for the applicant to construct new right-of-way improvements along the site frontage on SE Madison Street. Through the requested amendment, the applicant proposes to make use of a new city program that collects funds through a Local Transportation Infrastructure Charge (LTIC) for certain land use cases. The LTIC funds are administered by the Bureau of Transportation and will be used to construct improvements on the City's network of unimproved or under-improved local streets and adjacent or related transportation facilities.

Condition C.1 also calls for a new public pedestrian walkway to be constructed along the east boundary of the site. ***In the initial notice, no changes were proposed to this requirement. Now, the applicant wishes to have the requirement for the walkway improvements waived.***

**Relevant Approval Criteria:** In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are: ***33.660.320 Approval Criteria, Review of Changes to an Approved Preliminary Plan.***

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 January 13, 2017 and determined to be complete on January 25, 2017.

**DECISION MAKING PROCESS:** The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

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

**We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201.** There will be no public hearing.

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.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at [www.portlandonline.com](http://www.portlandonline.com).

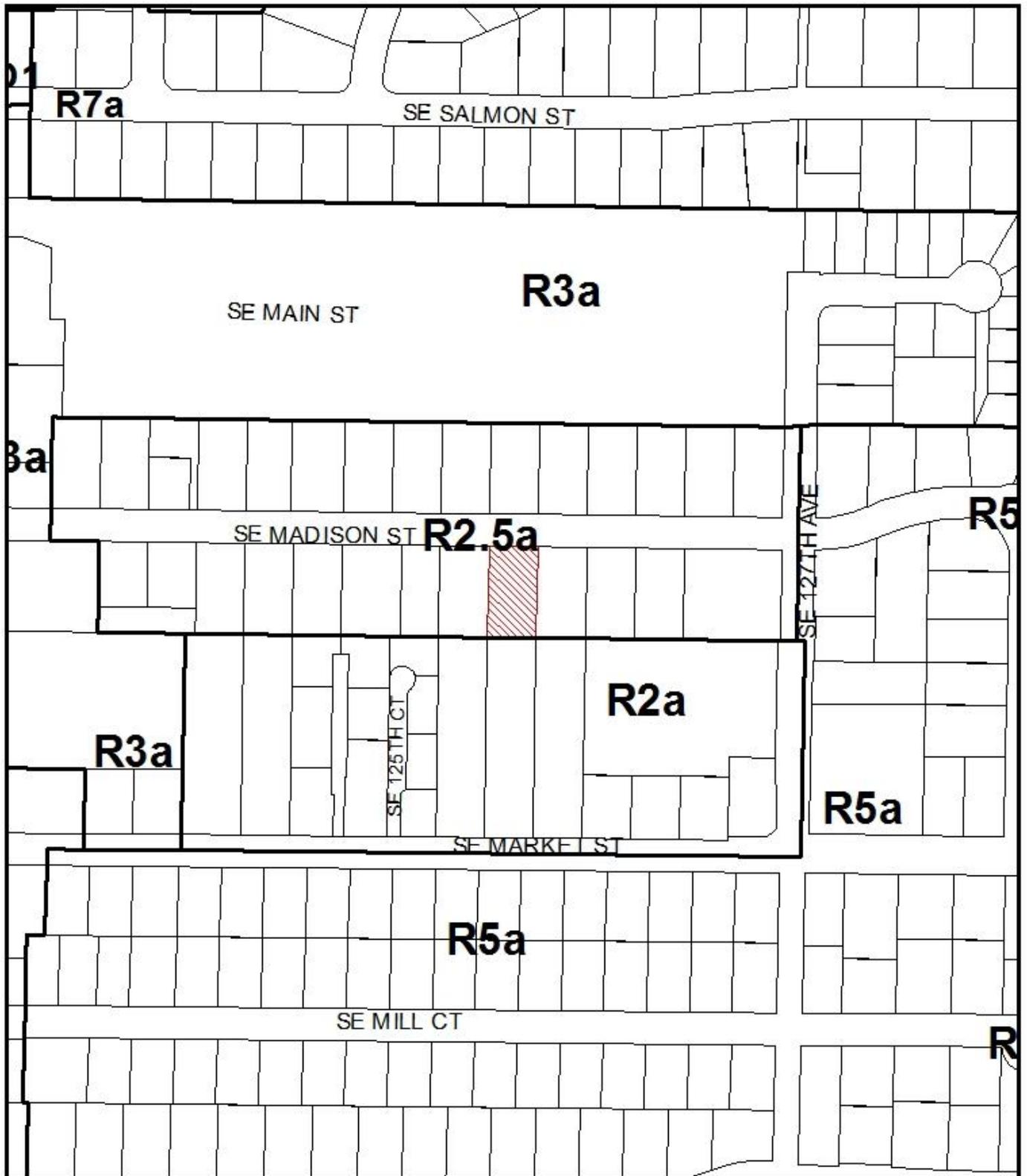
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

#### **APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision 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 which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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



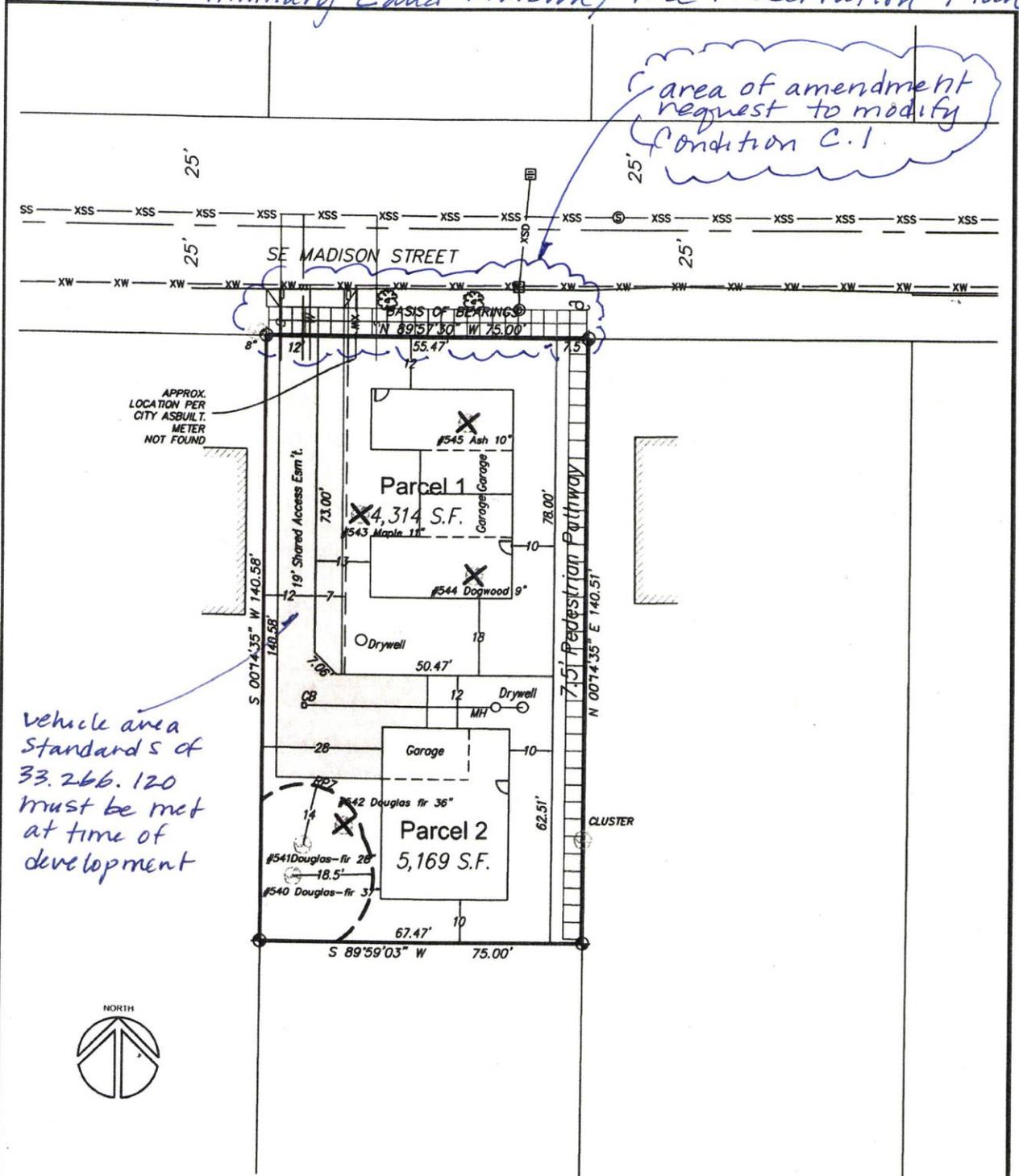
# ZONING

 Site



File No. LU 17-105503 AP  
 1/4 Section 3143  
 Scale 1 inch = 200 feet  
 State\_Id 1S2E02BC 4101  
 Exhibit B (Jan 19, 2017)

Preliminary Land Division/Tree Preservation Plan



area of amendment request to modify Condition C.1

APPROX. LOCATION PER CITY ASBUILT. METER NOT FOUND

Vehicle area standards of 33.266.120 must be met at time of development

on 11.13.2015 for 14.173928

DEVELOPMENT PLAN

Richard E. Givens, Planning Consultant  
 18680 Sunblaze Dr.  
 Oregon City, OR 97045  
 PH: (503) 479-0097

SCALE 1" = 30'  
 DATE: Jan. 2015  
 PROJECT 14-LOC-100

Land Division  
 LU 14-173928  
 Between 12504 & 12536 SE Madison St.  
 Owner/Applicant: Victor Locke

17.105503 AP