



**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](http://www.portlandoregon.gov/bds)

**Date:** April 4, 2017  
**To:** Interested Person  
**From:** Lauren Russell, Land Use Services  
503-823-7817/Lauren.Russell@portlandoregon.gov

## **NOTICE OF A TYPE II 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 28 days, **we need to receive your written comments by 5 p.m. on April 25, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-121782 AD, in your letter. It also is helpful to address your letter to me, Lauren Russell. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 17-121782 AD**

**Applicant:** Jason Overstreet | Faster Permits  
14334 NW Eagleridge Ln  
Portland, OR 97229

**Owner:** Dream Team Properties LLC  
5000 Meadows Rd #410  
Lake Oswego, OR 97035

**Owner's Representative:** Elisha Alcantara  
10220 SW Greenburg Rd, Suite 100  
Portland, OR 97223

**Site Address:** 10806 NE PRESCOTT ST

**Legal Description:** BLOCK 24 W 75' OF LOT F, PARKROSE & RPLT  
**Tax Account No.:** R647304770  
**State ID No.:** 1N2E22CA 12800  
**Quarter Section:** 2641  
**Neighborhood:** Parkrose Neighborhood Assoc., contact EPNO at 503-823-4550.  
**Business District:** Parkrose Business Association, contact  
[parkrosebusinessassociation@gmail.com](mailto:parkrosebusinessassociation@gmail.com)

**District Coalition:** East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

**Plan District:** None  
**Zoning:** R3h – Multi-Dwelling Residential 3,000, Aircraft Landing Overlay  
**Case Type:** AD – Adjustment Review

**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee.

**Proposal:**

The applicant proposes to construct two new two-dwelling units in two on a property that already contains one single-dwelling residence and one two-dwelling building. A driveway along the north property line would provide access to the two parking areas on the site. Per Zoning Code Section 33.266.130.G.2.d(2) and Table 266-5, where a surface parking area abuts an R zone lot line, 5 feet of landscaping meeting the L3 standard of Chapter 33.248 must be provided. The L3 standard requires enough high evergreen shrubs to form a screen 6 feet high and in addition, one large tree is required per 30 linear feet, one medium tree per 22 linear feet, or one small tree per 15 linear feet of landscaped area.

The 207-foot long driveway would require a 207-foot long, 5-foot deep landscape buffer with either 7 large trees, 10 medium trees, or 14 small trees. The applicant proposes to install a landscape buffer between the north property line and the driveway along the first 93 feet of the 207-foot long driveway. 45 feet of this 93-foot landscape buffer would be 5 feet deep and the remaining 48 feet would be between 2 feet and 5 feet deep. The applicant proposes to plant 6 small trees, which covers 90 of the 207-foot length. Because the L3 landscape standard is not fully met along the north property line, the applicant requests the following Adjustments:

- Reduce the length of the perimeter landscaping from 207 feet to 93 feet;
- Reduce the width of the perimeter landscaping for 48 feet of the proposed 93-foot length from 5 feet to as little as 2 feet; and
- Reduce the number of small trees from 14 to 6.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33.805.040.

**33.805.040 Approval Criteria**

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and
- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and **(not applicable)**
- D.** City-designated scenic resources and historic resources are preserved; **(not applicable)** and
- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and
- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable. **(not applicable)**

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 February 15, 2017 and determined to be complete on March 28, 2017.

**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.portlandonline.com](http://www.portlandonline.com).

#### **APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Adjustment Committee. 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.

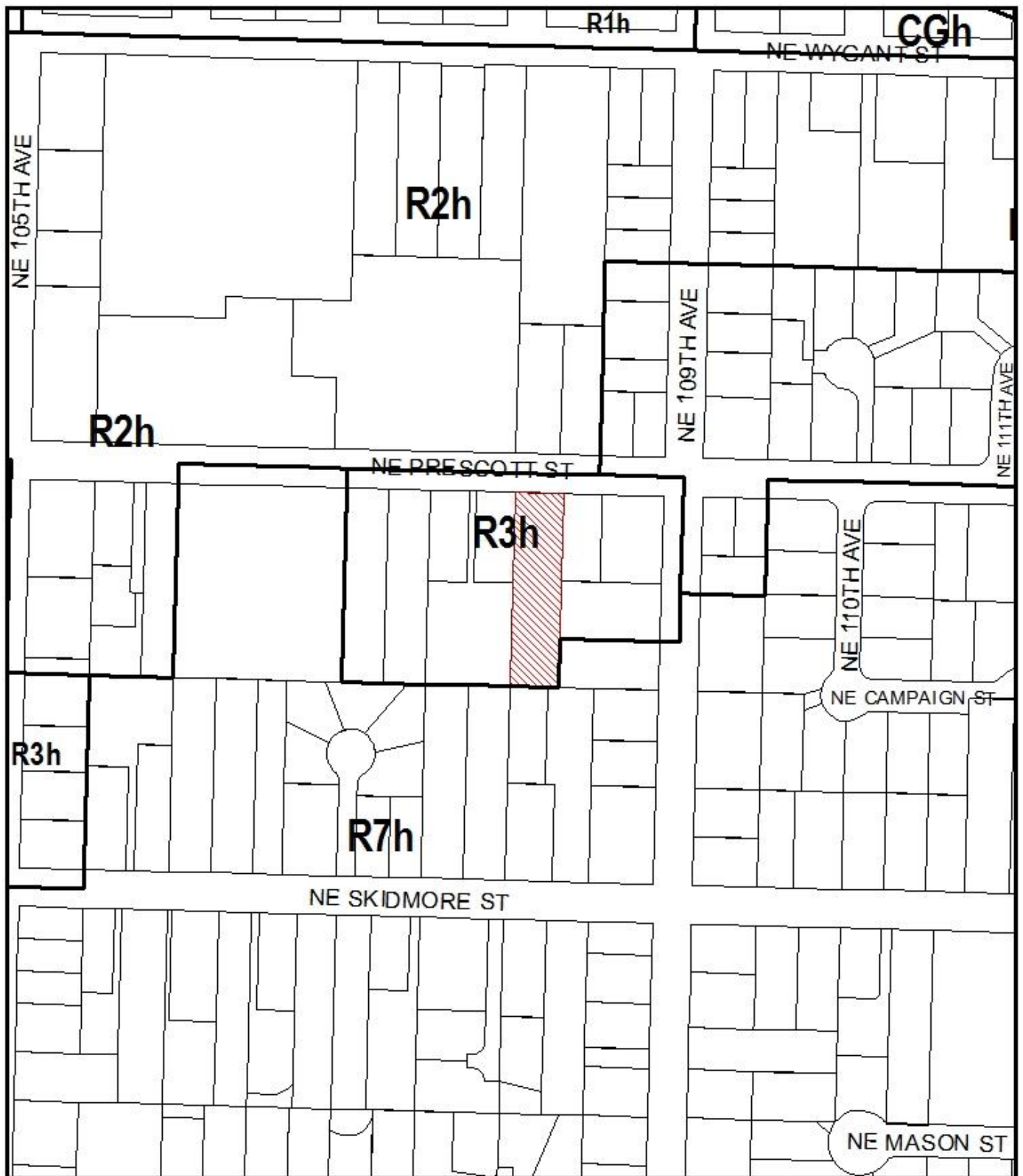
#### **APPEAL OF THE FINAL CITY DECISION**

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, Oregon 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  
Site Plan  
Elevations



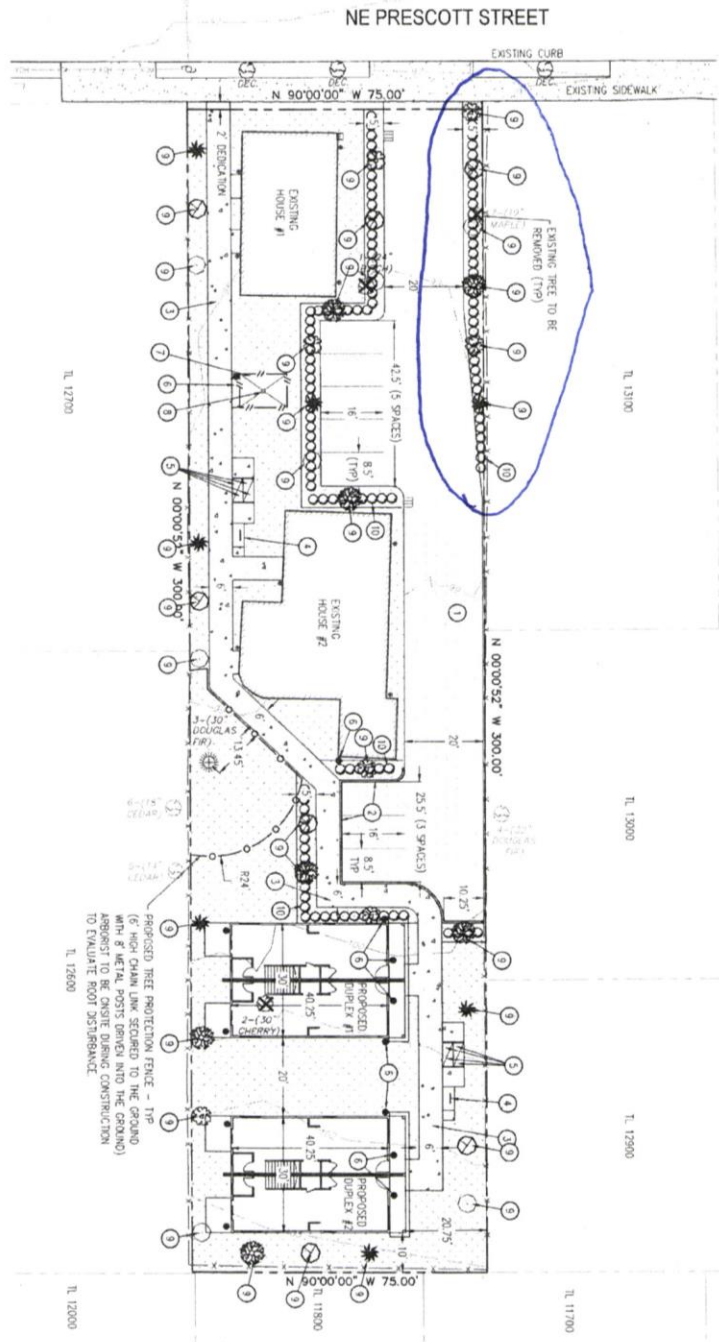
# ZONING

 Site



File No. LU 17-121782 AD  
 1/4 Section 2641  
 Scale 1 inch = 200 feet  
 State\_Id 1N2E22CA 12800  
 Exhibit B (Feb 21, 2017)

- ADJUSTMENT REQUESTS TO:
- REDUCE THE LENGTH OF THE PERIMETER LANDSCAPING FROM 207' TO 93'
  - REDUCE THE WIDTH OF PERIMETER LANDSCAPING FOR 48' OF THE PROPOSED 93'-WIDE LAYOUT FROM 5' TO AS LITTLE AS 2'
  - REDUCE THE NUMBER OF SMALL TREES FROM 14 TO 6

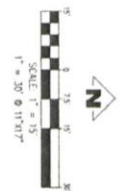


LEGEND:

- GROUND COVER PLANTS - BLUE OAT GRASS (LANDSCAPE AREA (8,559 SF))
- LOW GROUND - TALL OREGON GRASS (MAYNARD AGRICULTURAL) - CONTINUOUS ROW
- SMALL TREE - 1 1/2" CASCADIA (RHAMNUS PLESNANY) - 7
- SMALL TREE - 1 1/2" CHALAPRE (MALUS DOG) - 7
- SMALL TREE - 1 1/2" JAPANESE MAPLE (ACER PLATANOID) - 7
- SMALL TREE - 1 1/2" OREGON ASPEN (POPULUS TRICHOCOCOS) - 7
- SMALL TREE - 1 1/2" PAVONARIAN MAPLE (ACER SPICATUM) - 7
- CONCRETE PEDESTRIAN PATH
- PROPOSED LIGHT - 13 (TO BE DESIGNED BY OTHERS)
- EXISTING LIGHT - 8

CONSTRUCTION NOTES:

- 1 NEW 40' DRIVEWAY
- 2 NEW 6" STAINLESS CURB
- 3 NEW 6" WIDE CONCRETE PEDESTRIAN PATH
- 4 NEW SHORT TRIM DETAIL BACK
- 5 NEW LONG TRIM DETAIL LOCKER - CYCLE SHARE COOPERAK - (10) LOCKER
- 6 NEW LIGHT - TO BE DESIGNED BY OTHERS
- 7 NEW TRASH/RECYCLE ENCLOSURE W/ SOFT TRAIL AREA BEHIND W/ A LUTED AND APPROVED PRODUCT, TRAYED, FINISHED AND VENTED
- 8 PROPOSED TREE (SEE LEGEND ABOVE)
- 9 PROPOSED SHRUB (SEE LEGEND ABOVE)
- 10 PROPOSED SHRUB (SEE LEGEND ABOVE)



SHEET 1 1	<p>6107 SW MURRAY BLVD, SUITE 147 BEAVERTON, OREGON 97008 PH: (503)-746-8812</p>	<table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS		NO.	DATE	DESCRIPTION				<p><b>SITE AND LANDSCAPE EXHIBIT</b></p>	<p>10806 NE PRESCOTT STREET TAX MAP T1N R2E 22CA TAX LOT 12800 PORTLAND, OREGON</p>
		REVISIONS										
NO.	DATE	DESCRIPTION										
<p>01569 STAFF Plotted: Mar 06, 2017 - 8:18am, P:\459-001\10806 NE Prescott\dwg\plan\459-001_swh.dwg</p>												

