



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

Date: April 10, 2017
To: Interested Person
From: Andrew Gulizia, Land Use Services
503-823-7010/Andrew.Gulizia@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 May 1, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-129232 AD, in your letter. Please address your letter to me, Andrew Gulizia. You can also e-mail your comments to me at the e-mail address above.

CASE FILE NUMBER: LU 17-129232 AD

Applicant: Suzannah Stanley
Mackenzie
1515 SE Water Ave., Ste. 100
Portland, OR 97214
(503) 224-9560

Property Owner: Mike Jenkins
MAJ Development Corp.
300 West 15th St., Ste. 200
Vancouver, WA 98660

Site Address: 3031 SE Powell Blvd.

Legal Description: BLOCK 15 & 16 TL 300, WAVERLEIGH HTS
Tax Account No.: R885302360
State ID No.: 1S1E12CA 00300
Quarter Section: 3433
Neighborhood: Richmond, contact Matt Otis at matt.otis@gmail.com
Business District: Greater Brooklyn, contact David Weislogel at 503-872-9320
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010
Zoning: CG – General Commercial
Case Type: AD – Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee

Proposal:

The applicant proposes to remodel the existing building on this site for a new retail use. One building addition for a loading dock is proposed for the west side of the building. Parking would be provided in the surface parking lot in front of the building and in the existing lower level parking garage. The applicant is requesting approval of two Adjustments in order to:

- Increase the maximum height of a freestanding sign from 25 feet to 37'-7" (Sign Code Section 32.32.020.A). (The proposed sign would replace an existing sign in the same location that is 39'-4" in height.)
- Increase the maximum setback distance between the south lot line (abutting SE Powell Blvd., a designated Transit Street) and the proposed building addition from 10 feet to 130 feet (Zoning Code Section 33.130.215.C.2).

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Titles 32 and 33. The relevant criteria are:

- 32.38.030.C (for sign height Adjustment)
- 33.805.040.A-F (for maximum setback Adjustment)

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 March 2, 2017, and determined to be complete on April 5, 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; or
- 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.

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.

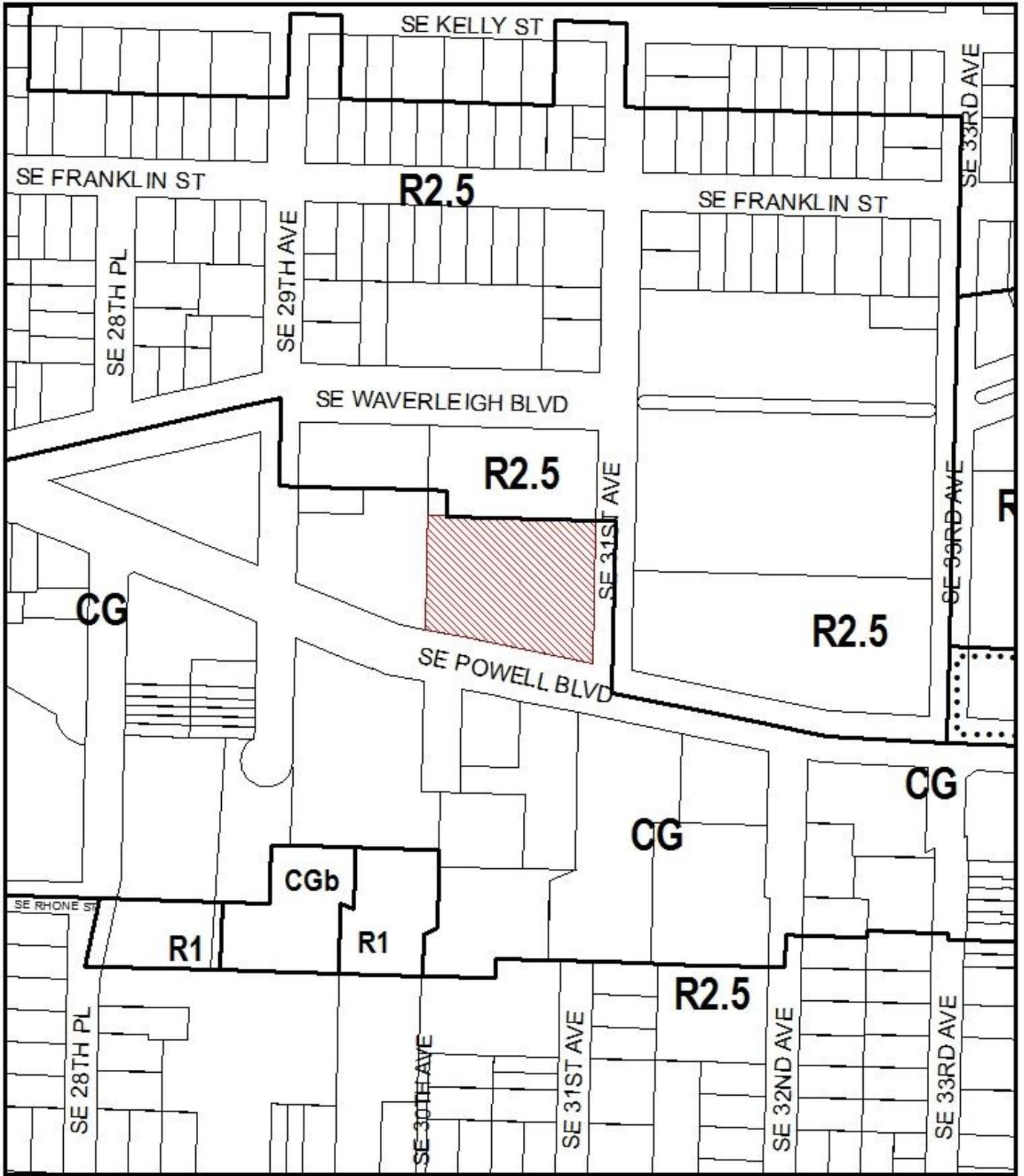
APPEAL OF THE FINAL CITY DECISION

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
Building elevations
Sign plan



ZONING

 Site



File No. LU 17-129232 AD
 1/4 Section 3433 3333
 Scale 1 inch = 200 feet
 State_Id 1S1E12CA 300
 Exhibit B (Mar 08, 2017)



Architecture - Interiors
Planning - Engineering

PROFESSIONAL
ARCHITECTS
1000 W. WISCONSIN ST.
MILWAUKEE, WI 53233
414.224.2200
WWW.MACKENZIE.COM

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Project: SE POWELL
REDEVELOPMENT



DATE: 12/23/22
SCALE: AS SHOWN
DRAWN BY: ASP
CHECKED BY: ELF
SHEET: 1 OF 1

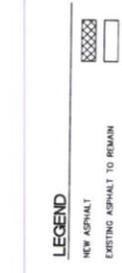
REVISIONS:
1. SYSTEMS ROOMS RELocate
2. SEE SHEET
3. SEE SHEET

SHEET TITLE:
SITE
PLAN

C2.1

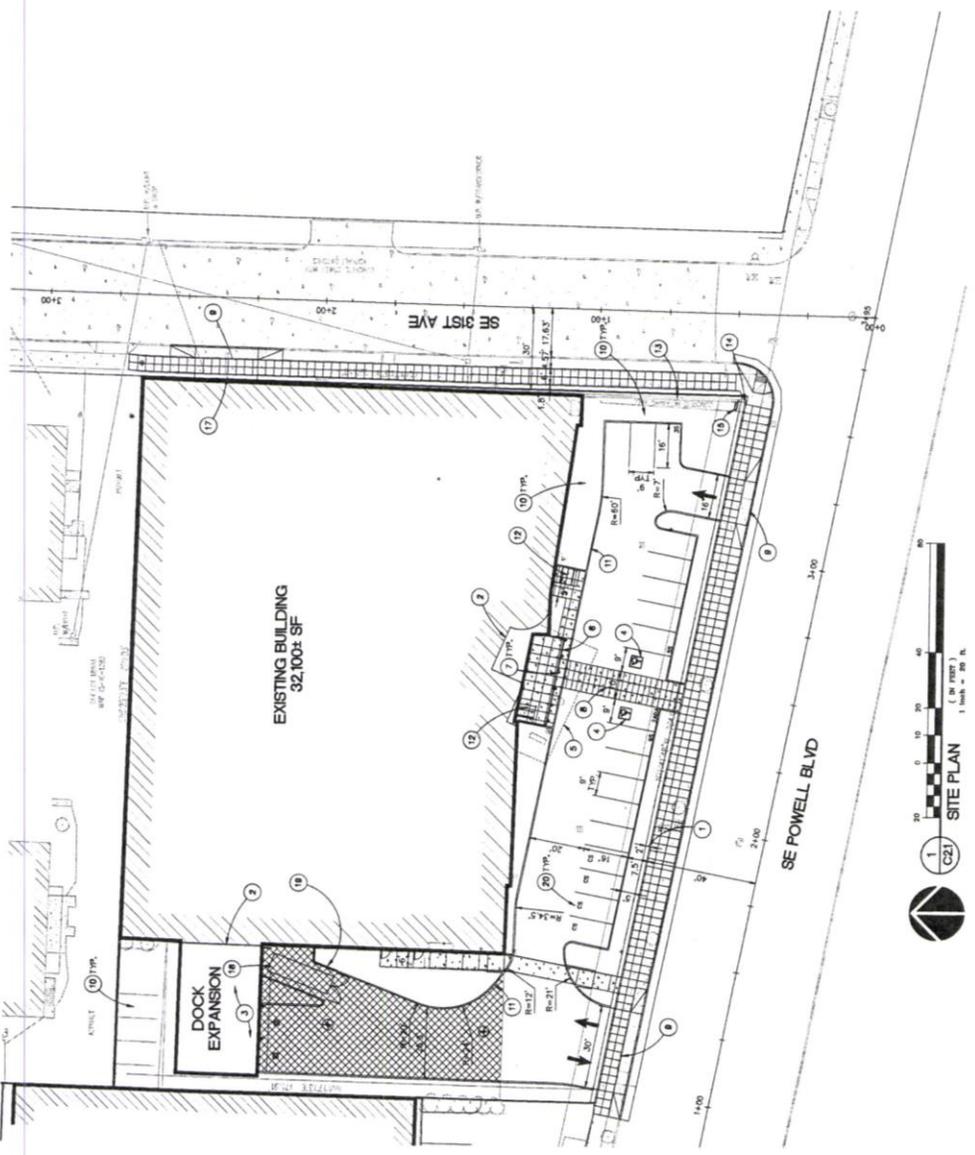
JOB NO. 2150258.00

ADJUSTMENT RESUBMITTAL



KEYNOTES

1. PROPOSED LOT FOR PARK REDEVELOPMENT
2. EXISTING BUILDING OUTLINE
3. NEW DOCK BUILDING EXPANSION
4. PROPOSED ADA STALL, SEE DETAIL 6/C2.1
5. EXISTING BUILDING CANOPY TO BE REMOVED
6. PROPOSED BUILDING CANOPY
7. PROPOSED BOLLARD, SEE DETAIL 2/C2.2
8. PROPOSED 10' CONCRETE CROSSWALK, SEE DETAIL 7/C2.2
9. PROPOSED PROT COMMERCIAL DRIVEWAY, SEE PROT PLANS
10. PROPOSED LANDSCAPE AREA
11. PROPOSED VERTICAL CURB, SEE DETAIL 1/C2.1
12. PROPOSED 2'x8' BIKE SPACE, SEE DETAIL 4/C2.2
13. EXISTING CONCRETE WALL TO BE REMOVED
14. EXISTING CONCRETE WALL TO BE REMOVED
15. NEW CONCRETE WALL
16. EXISTING CATCH BASIN TO REMAIN
17. PROPOSED ACCESS TO BELOW GRADE PARKING
18. PROPOSED TRASH COMPACTOR, SEE ARCH PLANS
19. MAX. 3' HIGH WALL WITH GUARD RAIL
20. CURB SHARE SPACE



LANDSCAPE DATA

TOTAL LOT AREA	1.17 AC	51,000 SF	(100.0%)
LANDSCAPE AREA REQUIRED	.18 AC	7,682 SF	(15.0%)
LANDSCAPE AREA PROVIDED	.19 AC	8,335 SF	(16.3%)
SOFTSCAPE	.16 AC	6,785 SF	(13.3%)
HARDSCAPE	.03 AC	1,370 SF	(2.7%)
PARKING LANDSCAPE AREA REQUIRED	.05 SF	4.5 SF/STALL	
PARKING LANDSCAPE AREA PROVIDED	2,083 SF		

SITE DATA

TOTAL LOT AREA	51,842 SF	1.18 AC
F.L.O.R. REDEVELOPMENT	528 SF	0.01 AC
NET SITE AREA LOT AREA	51,014 SF	1.17 AC
SOFTSCAPE AREA	6,766 SF	0.15 AC
EXISTING BUILDING AREA	30,187 SF	0.69 AC
BUILDING ADDITION AREA	1,850 SF	0.04 AC
PARKING/MANUS/DRIVE THRU	12,211 SF	0.28 AC

RADIUS NOTE

ALL CURB RADIUS UNLESS OTHERWISE NOTED

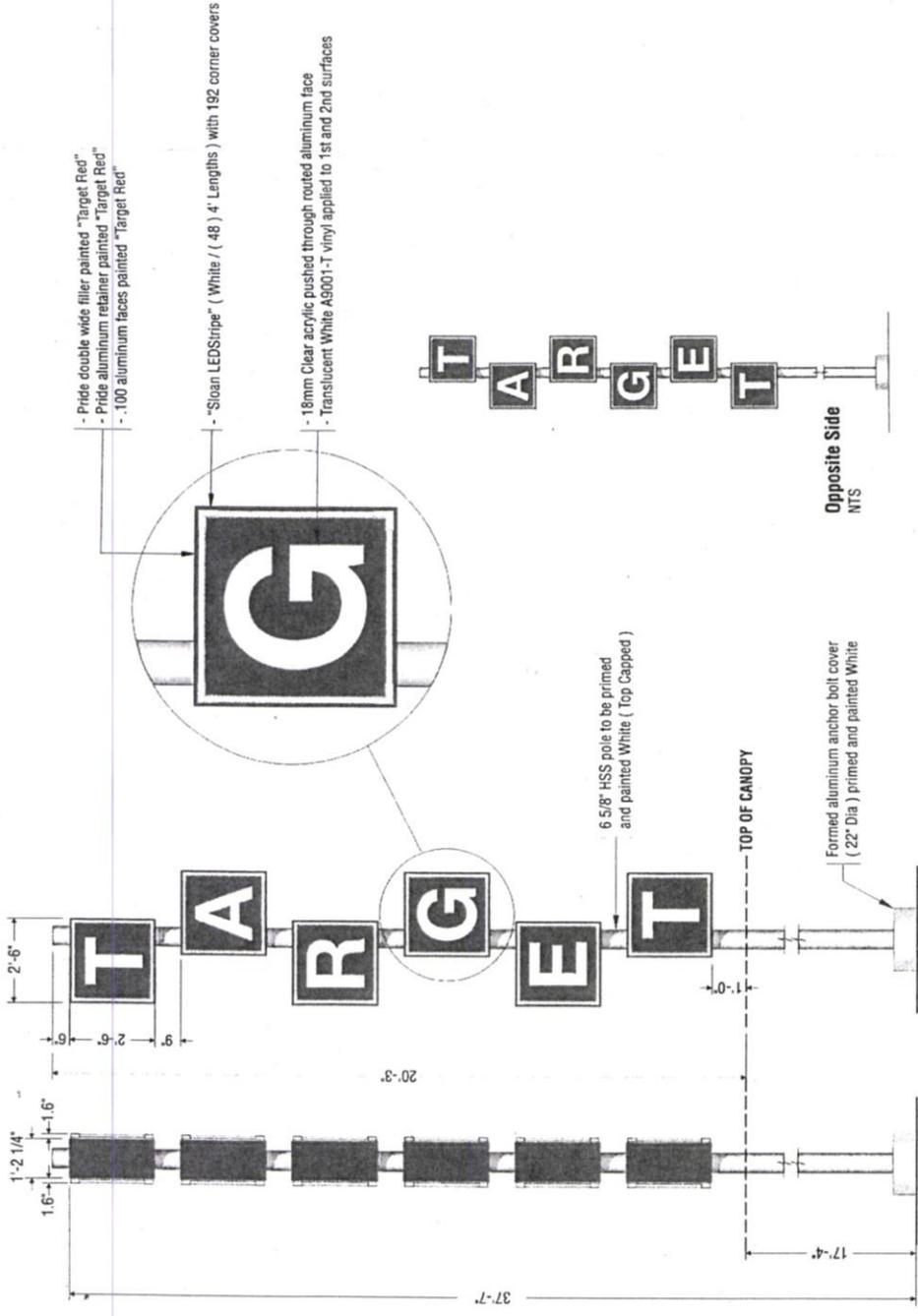


Lu 17-129232 AD

D/S Illuminated Channel Letters c/w Sign Boxes and LEDStrips
 Scale: 1/4" = 1'-0"

Drawing No:
TARG-CL003281.120A1

CHANNEL LETTERS
 PL: 18.27m PA: 1.06m²



Electrical Requirements

Preliminary Approval
 Approved for Production

Capacity, weight, & dimensions of sign, other color, & material & material details should be noted on drawings. All drawings are subject to change without notice. All dimensions are in inches unless otherwise specified. All materials are to be used as specified.

REVISION DATES:



DRAWN BY: T. Dodge
 DATE: February 27, 2017

3031 SE Powell Blvd.
 Portland, Oregon, USA



PRIDE SIGNS
 255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519 822-6050 FAX: 519 822-6031 WWW.PRIDESIGNS.COM

LU 17-129232 AD