



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

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**Date:** May 10, 2017  
**To:** Interested Person  
**From:** Brandon Rogers, Land Use Services  
503-823-7597 / [Brandon.Rogers@portlandoregon.gov](mailto:Brandon.Rogers@portlandoregon.gov)

## **NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

### **CASE FILE NUMBER: LU 16-253464 LDP**

#### **GENERAL INFORMATION**

**Applicant:** Sarah Radelet/Strata Land Use Planning  
PO Box 90833  
Portland, OR 97290

**Owner:** Dez Development LLC  
10117 SE Sunnyside Rd #F1123  
Clackamas, OR 97015-7708

**Site Address:** 3005 SE 18TH AVE  
**Legal Description:** BLOCK 37 LOT 5, TIBBETTS ADD  
**Tax Account No.:** R834302380  
**State ID No.:** 1S1E11AC 01000  
**Quarter Section:** 3332  
**Neighborhood:** Hosford-Abernethy, contact [chair@handpdx.org](mailto:chair@handpdx.org).  
**Business District:** Greater Brooklyn, contact David Weislogel at 503-872-9320.  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.  
**Zoning:** Residential 2,500 (R2.5)  
**Case Type:** Land Division Partition (LDP)  
**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:** The applicant proposes to divide the vacant, 5,000 square foot site into three parcels for development of two attached houses and one detached house. The proposal includes deployment of Subsection 33.110.240.E *Duplexes and attached houses on corners*, which allows one extra dwelling unit when attached houses meeting specific development standards are proposed on corner lots that are at least 3,000 square feet in area.

**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.**

## FACTS

**Site and Vicinity:** The vacant site is level and does not contain any trees. The surrounding neighborhood is characterized by single dwelling, duplex and multi-family development, with commercial and industrial uses located to the south along SE Powell Blvd. The neighborhood streets are paved and include curb, gutter and sidewalks. The typical block pattern is a series of 200-foot by 200-foot blocks.

### Infrastructure:

- **Streets** – The site has approximately 50-feet of frontage on SE 18th Avenue and 100-feet of frontage on SE Brooklyn Street. A single curb cut connecting to SE Brooklyn Street served the previously existing house at the site. At this location, the City’s Transportation System Plan (TSP) classifies SE Brooklyn and SE 18<sup>th</sup> as Local Service Streets for all modes.

Tri-Met provides transit service approximately 440 feet south of the site at SE Powell Blvd via Bus 9. A MAX Light Rail stop is located approximately 1,300 feet north west of the site at SE Gideon Street and SE 12<sup>th</sup> Avenue.

- **Water Service** – There is an existing 4-inch water main located in SE Brooklyn Street and an 8-inch water main located in SE 18th Avenue. The site is vacant and the existing 5/8 inch may be used for new development at Parcel 2.
- **Sanitary Service** - There is an existing 14-inch public combination sewer line located in SE 18th Avenue at the site frontage. SE Brooklyn Street has an 8-inch public combination sewer line located approximately 45-feet west of the site.
- **Stormwater Disposal** – There is no public storm-only sewer currently available to this property.

**Zoning:** The R2.5 designation is one of the City’s single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

**Land Use History:** City records indicate there are no prior land use reviews for this site.

**Agency Review:** Several Bureaus have responded to this proposal and relevant comments are addressed under the applicable approval criteria. Exhibits “E” contain the complete responses.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **March 30, 2017**. No written responses have been received from the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

**33.660.120** *The Preliminary Plan for a land division will be approved if the review body finds that the applicant has shown that all of the following approval criteria have been met.*

Due to the specific location of this site and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the criteria that are **not** applicable. Applicable criteria are addressed below the table.

<b>Criterion</b>	<b>Code Chapter/Section and Topic</b>	<b>Findings: Not applicable because:</b>
B	33.630 – Tree Preservation	No trees in excess of 6 inches in diameter are located fully or partially on the site, or the trees are nuisance species or exempt due to poor condition.
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	A phased land division or staged final plat has not been proposed.
F	33.634 - Recreation Area	The proposed density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
I	33.639 - Solar Access	The proposed development on Parcels 2 and 3 is for attached houses. These criteria apply only to single-dwelling detached homes.  Parcel 1 is an interior lot (not on a corner). In this context, solar access standards express no lot configuration preference.
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site.
L	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required.
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required.
	33.654.120.D - Common Greens	No common greens are proposed or required.
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required.
	33.654.120.F - Alleys	No alleys are proposed or required.
	33.654.120.G - Shared Courts	No shared courts are proposed or required.
	33.654.130.B - Existing public dead-end streets and pedestrian connections	No public dead-end streets or pedestrian connections exist that must be extended onto the site.
	33.654.130.C - Future extension of dead-end streets and pedestrian connections	No dead-end street or pedestrian connections are proposed or required.
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required.

**Applicable Approval Criteria are:**

**A. Lots. The standards and approval criteria of Chapters 33.605 through 33.612 must be met.**

**Findings:** Chapter 33.611 contains the density and lot dimension requirements applicable in the R2.5 zone. Based on the applicant's survey, the site area is 5,000 square feet. The

maximum density in the R2.5 zone is calculated at one unit per 2,500 square feet. Minimum density is calculated at one unit per 5,000 square feet based on 80 percent of the site area. The site has a maximum density of two units and a minimum required density of one unit.

The applicant proposes three single dwelling parcels, which exceeds the maximum density normally allowed for the site. However, Parcels 2 and 3 are proposed to be developed with attached houses under the provision in Subsection 33.110.240.E, which allows one extra unit in conjunction with attached houses on corner lots. Therefore, an additional lot is allowed provided Parcels 2 and 3 are developed with attached houses. With a condition of approval limiting the development on Parcels 2 and 3 to attached houses, the density standards can be met. The required and proposed lot dimensions are shown in the following table:

<b>Attached Houses on Corner Lot Standards of Subsection 33.110.240.E</b>	<b>Min. Lot Area (square feet)</b>	<b>Max. Lot Area (square feet)</b>	<b>Min. Lot Width* (feet)</b>	<b>Min. Depth (feet)</b>	<b>Min. Front Lot Line (feet)</b>
<b>Original lot before division in R2.5 zone</b>	3,000	N/A	N/A	N/A	N/A
Original lot before division	5,000	N/A	N/A	N/A	N/A
<b>New attached housing lots</b>	<b>No minimum lot dimension standards</b>				
Parcel 2	N/A	N/A	N/A	N/A	N/A
Parcel 3	N/A	N/A	N/A	N/A	N/A
<b>R2.5 Lot Standards</b>	1,600	N/A	36	40	30
Parcel 1	2,000	N/A	40	50	40

\* Width is measured by placing a rectangle along the minimum front building setback line specified for the zone. The rectangle must have a minimum depth of 40 feet, or extend to the rear of the property line, whichever is less.

The findings above show that the applicable density and lot dimension standards are met. Therefore, this criterion is met.

**G. Clearing, Grading and Land Suitability. The approval criteria of Chapter 33.635, Clearing, Grading and Land Suitability must be met.**

**Findings:**

***Clearing and Grading***

The regulations of Chapter 33.635 ensure that the proposed clearing and grading is reasonable given the infrastructure needs, site conditions, tree preservation requirements, and limit the impacts of erosion and sedimentation to help protect water quality and aquatic habitat.

In this case, the site topography is primarily level and the site is not located within the Potential Landslide Hazard Area. The applicant's narrative and plans indicate that no significant clearing or grading will be required on the site to make the new lots developable. In addition, there are no trees required to be preserved in the areas where new development on the site is anticipated. The required sanitary sewer extension in SE Brooklyn Street will be reviewed, permitted and inspected by the Portland Bureau of Environmental Services and must meet erosion control requirements stipulated in that permit. No street improvements are required. This criterion is met.

***Land Suitability***

The site is currently in residential use, and there is no record of any other use in the past. The applicant has obtained a building permit with an approved final inspection to remove the existing house (RS 16-148459) from the site, and has capped the sanitary sewer utilities. The site is vacant, therefore, this criterion has been met.

**K. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,**

**Findings:** Portland Transportation Development Review has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services and has provided the following findings (see Exhibit E.2):

The regulations of this Chapter allow the traffic impacts caused by dividing and developing land to be identified, evaluated, and mitigated if necessary. The following approval criterion applies to all land divisions in all zones: *The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. Evaluation factors include: (1) street capacity and level-of-service; (2) vehicle access and loading; (3) on-street parking impacts; (4) the availability of transit service and facilities and connections to transit; (5) impacts on the immediate and adjacent neighborhoods; and (6) safety for all modes.*

**Response:** The applicant provided a written statement to address the transportation approval criteria. The proposed land division will create three parcels from one existing parcel. One single-family dwelling is located on the existing lot, and is proposed to be replaced by one single-family detached dwelling and two single-family attached dwellings. Therefore, the proposed land division will support two additional attached dwellings.

According to the *ITE Trip Generation Manual, 9th Edition*, a new single-family detached dwelling is expected to generate approximately ten trips per day, including one additional trip during the morning peak hour and one additional trip during the evening peak hour. The Manual estimates that apartments and townhomes generate fewer trips than single-family dwellings. Based on that information, the proposed development will not significantly impact street capacity or level-of-service.

The site plans provided show that two driveways are proposed on SE Brooklyn. The shared 20-ft driveway (for Parcels 2 and 3) and separate 9-ft driveway (for Parcel 1) that are required as a condition of Building Permit approval will preserve on-street parking. Based on the site plans provided, it appears as if at least three on-street parking spaces are preserved curbside on SE Brooklyn and two are preserved on SE 18th. The proposed curbside vehicle access and loading area and the driveways shown on the site plan will be sufficient to accommodate vehicle access and loading as well as parking for two additional dwellings.

A sidewalk corridor with a 6-ft sidewalk that complies with or exceeds current ADA and City standards exists on both SE 18th and SE Brooklyn at this location, and provides sufficient pedestrian access. The subject location is approximately 1,300 feet from a bus #9 stop, approximately a half a mile from a bus #17 stop, and approximately 0.6 miles from a stop for the MAX orange line; sufficient access to transit is provided.

Note that an approved Driveway Design Exception (TR 17-145223) has been approved by PBOT to allow the shared driveway for Parcels 2 and 3 to be located within 25 feet of the lot corner at the intersection of SE Brooklyn Street and SE 18<sup>th</sup> Avenue. (Exhibit G.2). The existing driveway connection to SE Brooklyn Street must be closed at the time of building permit if it is not serving proposed off street parking.

PBOT has reviewed and concurs with the information supplied and available evidence. No mitigation is necessary for the transportation system to be capable of safely supporting the proposed development in addition to the existing uses in the area. These criteria are met.

**L. Services and utilities. The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.**

**Findings:** Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The criteria and standards are met as shown in the following table:

<p><b>33.651 Water Service standard</b> – See Exhibit E.3 for detailed bureau comments.</p> <p>The Water Bureau has indicated that service is available to the site, as noted on page 2 of this report. The water service standards of 33.651 have been verified.</p>
<p><b>33.652 Sanitary Sewer Disposal Service standards</b> – See Exhibit E.1 for detailed comments.</p> <p>The Bureau of Environmental Services has indicated that sanitary sewer service is available to the site, as noted on page 2 of this report. Parcel 3 will be served by an existing lateral to the combined sewer in SE 18th Ave within the street frontage. Currently there are no public sewers directly available to Parcel 1 and 2. Therefore the applicant proposes to extend a public sewer within SE Brooklyn Street to provide individual connection locations. Under Public Works Permit #17-120697 WE, BES Development Engineering approved the Concept Development plans for the sewer extension on March 13, 2017. Therefore, BES finds that sanitary sewer can be made available to Parcel 1 and 2 as shown. Prior to final plat approval, BES will require approved plans, a financial guarantee, receipt of all outstanding fees, and a signed permit document.</p> <p>The applicant must obtain a public works permit to extend the public sewer to this site to serve parcels 1 and 2 prior to final plat approval. With a condition of approval, the sanitary sewer service standards of 33.652 can be verified.</p>
<p><b>33.653.020 &amp; .030 Stormwater Management criteria and standards</b> – See Exhibits E.1</p> <p>No stormwater tract is proposed or required. Therefore, criterion A is not applicable. The applicant has proposed the following stormwater management methods</p> <p>Stormwater from Parcels 1, 2 and 3 will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. Each of these lots has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and accommodate water from a reasonably-sized home. BES has indicated conceptual approval of the drywells. The Stormwater Management criteria and standards are met.</p>
<p><b>33.654.110.B.1 Through streets and pedestrian connections</b></p> <p>Generally, through streets should be provided no more than 530 feet apart and pedestrian connections should be provided no more than 330 feet apart. Through streets and pedestrian connections should generally be at least 200 feet apart. The block on which the subject property is located meets the noted spacing requirements because it is a 200-foot by 200-foot block. PBOT has commented: Regarding connectivity and location rights-of-way, the proposed parcels are located within 100-ft of the corner of SE 18th and SE Brooklyn. Connections located on the proposed parcels would not provide the minimum 200-ft distance between pedestrian connections and through streets. Therefore, no pedestrian connection or public street is required at this time. Therefore, this criterion is met.</p>
<p><b>33.654.130.A - Utilities (defined as telephone, cable, natural gas, electric, etc.)</b></p> <p>Any easements that may be needed for private utilities that cannot be accommodated within the adjacent right-of-ways can be provided on the final plat. At this time no specific utility easements adjacent to the right-of-way have been identified as being necessary. Therefore, this criterion is met.</p>

## **DEVELOPMENT STANDARDS**

Development standards that are not relevant to the land division review, have not been addressed in the review, but will have to be met at the time that each of the proposed lots is developed.

### Future Development

Among the various development standards that will be applicable to this lot, the applicant should take note of:

- Attached Houses on Corner Lots-- special requirements apply to development on new lots created using the provisions of Section 33.110.240.E.
  1. The address and main entrance of each house must be oriented to a separate street frontage.
  2. Development on Parcel 2 must be oriented toward the SE Brooklyn Street and development on Parcel 3 must be oriented toward SE 18th Avenue.
  3. The height of the two units must be within 4 feet of each other
  4. The exterior finish material must be the same, or visually match in type, size and placement.
  5. The predominant roof pitch must be the same.
  6. Roof eaves must project the same distance from the building wall.
  7. Trim must be the same in type, size and location.
  8. Windows must match in proportion and orientation.

**Existing development that will remain after the land division.** The site is currently vacant, so the division of the property will not cause the structures to move out of conformance or further out of conformance with any development standard applicable in the R2.5 zone. Therefore, this land division proposal meets the requirements of 33.700.015.

### OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical expertise of appropriate service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards applicable to this preliminary partition proposal.

Bureau	Code Authority and Topic
Development Services/503-823-7300 <a href="http://www.portlandonline.com/bds">www.portlandonline.com/bds</a>	Title 24 – Building Code, Flood plain Title 10 – Erosion Control, Site Development Administrative Rules for Private Rights-of-Way
Environmental Services/503-823-7740 <a href="http://www.portlandonline.com/bes">www.portlandonline.com/bes</a>	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 <a href="http://www.portlandonline.com/fire">www.portlandonline.com/fire</a>	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185 <a href="http://www.portlandonline.com/transportation">www.portlandonline.com/transportation</a>	Title 17 – Public Right-of-Way Improvements Transportation System Plan
Urban Forestry (Parks)/503-823-4489 <a href="http://www.portlandonline.com/parks">www.portlandonline.com/parks</a>	Title 11 –Trees
Water Bureau/503-823-7404 <a href="http://www.portlandonline.com/water">www.portlandonline.com/water</a>	Title 21 – Water availability

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

- The applicant must meet the requirements of the Fire Bureau in regards to addressing requirements; ensuring adequate hydrant flow from the nearest fire hydrant or obtaining an approved Fire Bureau appeal to this requirement; fire apparatus access, including aerial access. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.

## CONCLUSIONS

The applicant has proposed a three parcel partition, as shown on the attached preliminary plan (Exhibit C.1). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this proposal are: development standards for detached houses on a corner lot, extension of sanitary sewer services in SE Brooklyn Street. With conditions of approval that address these requirements this proposal can be approved.

## ADMINISTRATIVE DECISION

**Approval** of a Preliminary Plan for a three-parcel partition that will result in one standard parcel for development of a detached house and two parcels for development of attached houses on a corner as illustrated with Exhibit C.1, subject to the following conditions:

### A. Utilities

1. The applicant shall meet the requirements of the Bureau of Environmental Services (BES) for extending a public sewer main in the SE Brooklyn Street. The public sewer extension requires a Public Works Permit, which must be initiated and at a stage acceptable to BES prior to final plat approval. As part of the Public Works Permit, the applicant must provide engineered designs, and performance guarantees for the sewer extension to BES prior to final plat approval.
2. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.

### B. The following conditions are applicable to site preparation and the development of individual lots:

1. Parcels 2 and 3 may only be developed with attached houses meeting the development standards of Section 33.110.240.E.
2. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height from the fire access as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof.
3. The existing curb cut/driveway on SE Brooklyn Street is required to be closed if it does not access a legal on-site parking space.

**Staff Planner: Brandon Rogers**

**Decision rendered by:**  **on May 8, 2017**

By authority of the Director of the Bureau of Development Services

**Decision mailed May 10, 2017**

**About this Decision.** This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.



**Procedural Information.** The application for this land use review was submitted on October 4, 2016, and was determined to be complete on March 28, 2017.

*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. Therefore, this application was reviewed against the Zoning Code in effect on October 4, 2016.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: July 26, 2017**

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**This decision, and any conditions associated with it, is final.** It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

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

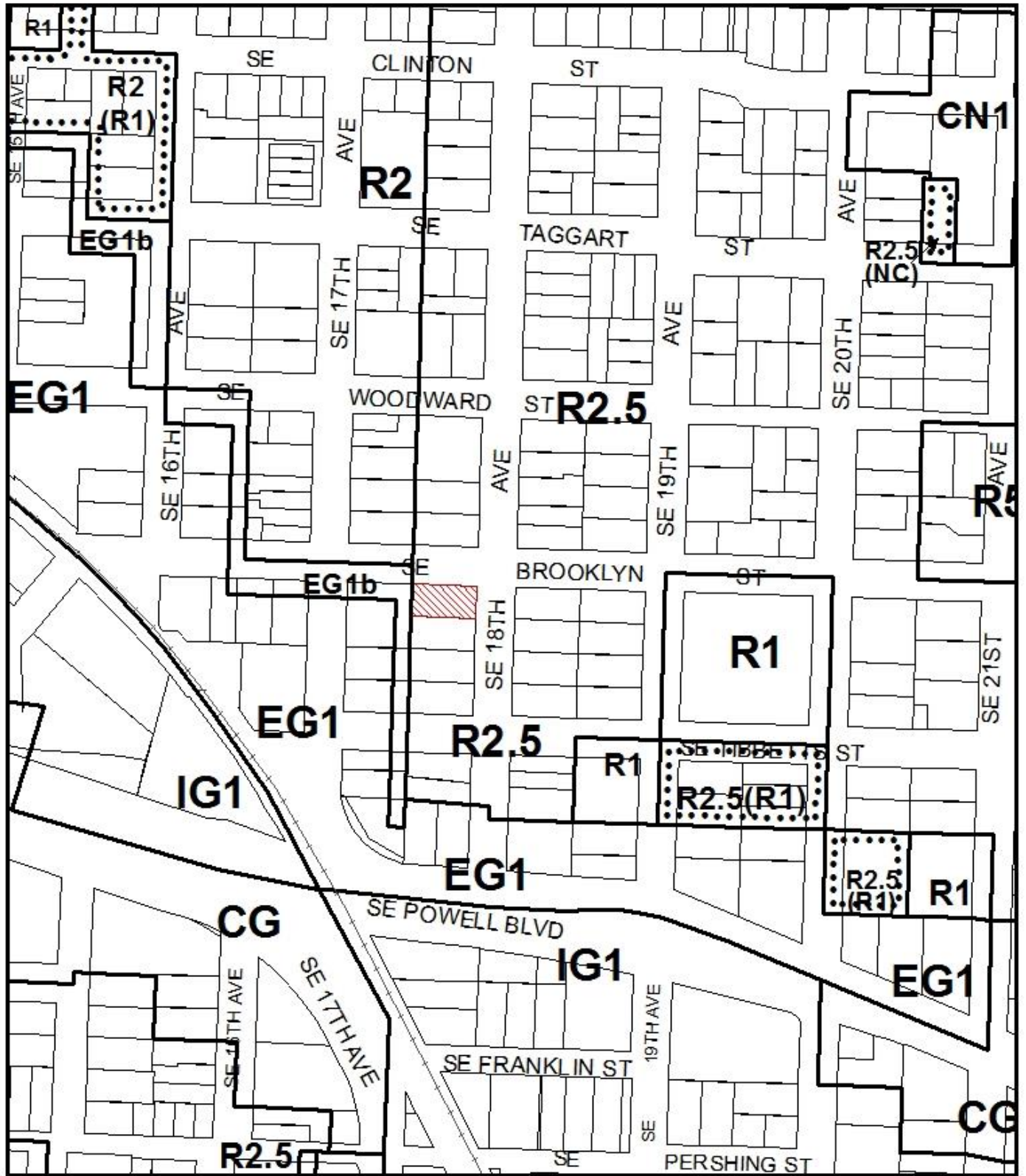
**Recording the land division.** The final land division plat **must** be submitted to the City **within three years** of the date of the City’s final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City’s approval of the preliminary plan.**

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Applicant's Narrative and Original Submittal
  - 2. Applicant's Response to Completeness Letter
  - 3. Simplified Stormwater Report
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Preliminary Land Division Plan/Proposed Development Plan (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Bureau of Transportation Engineering and Development Review
  - 3. Water Bureau
  - 4. Fire Bureau
  - 5. Site Development Review Section of BDS
  - 6. Life Safety Section of BDS
  - 7. Bureau of Parks, Forestry Division
- G. Other:
  - 1. Original LU Application
  - 2. PBOT Driveway Design Exception
  - 3. Expedited Land Division Form
  - 4. Completeness Letter

**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).**

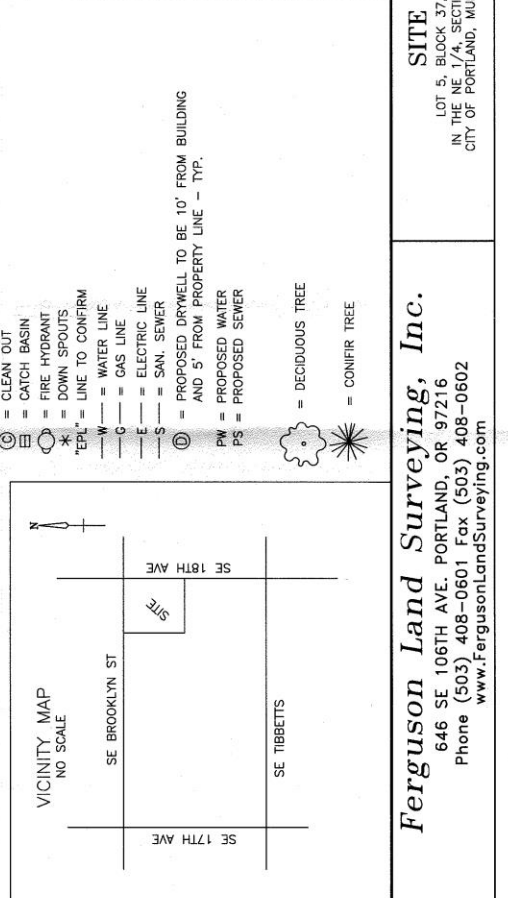
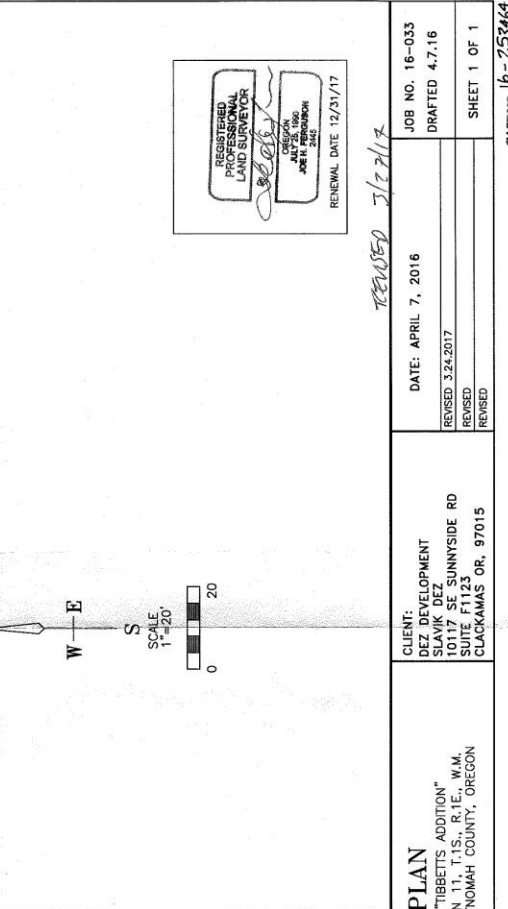
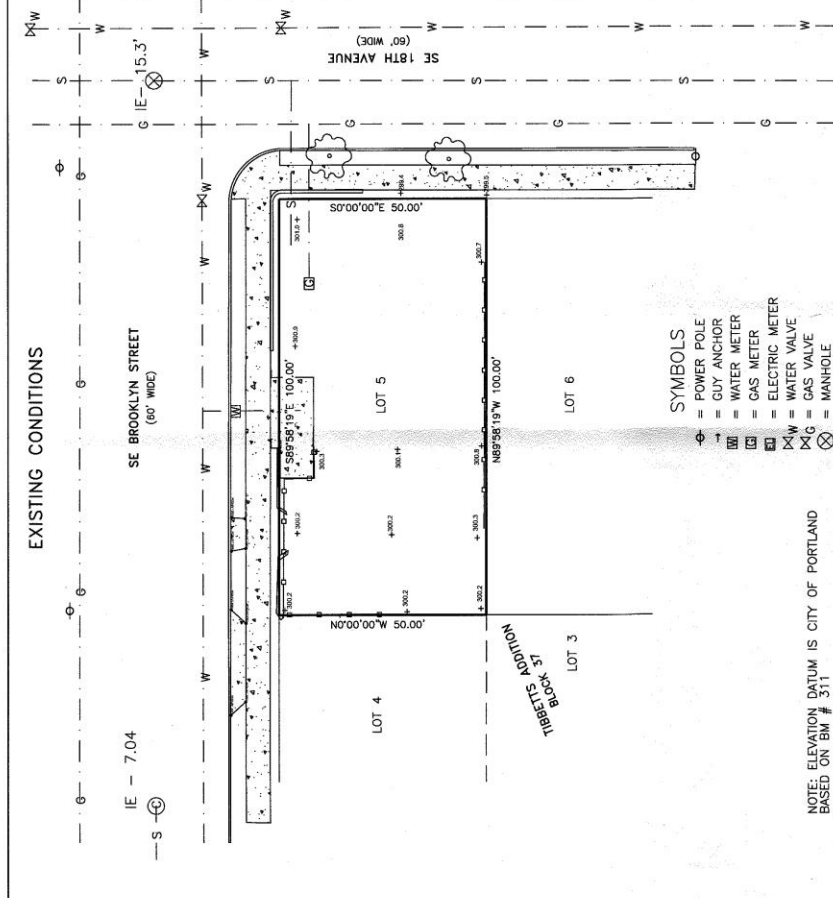
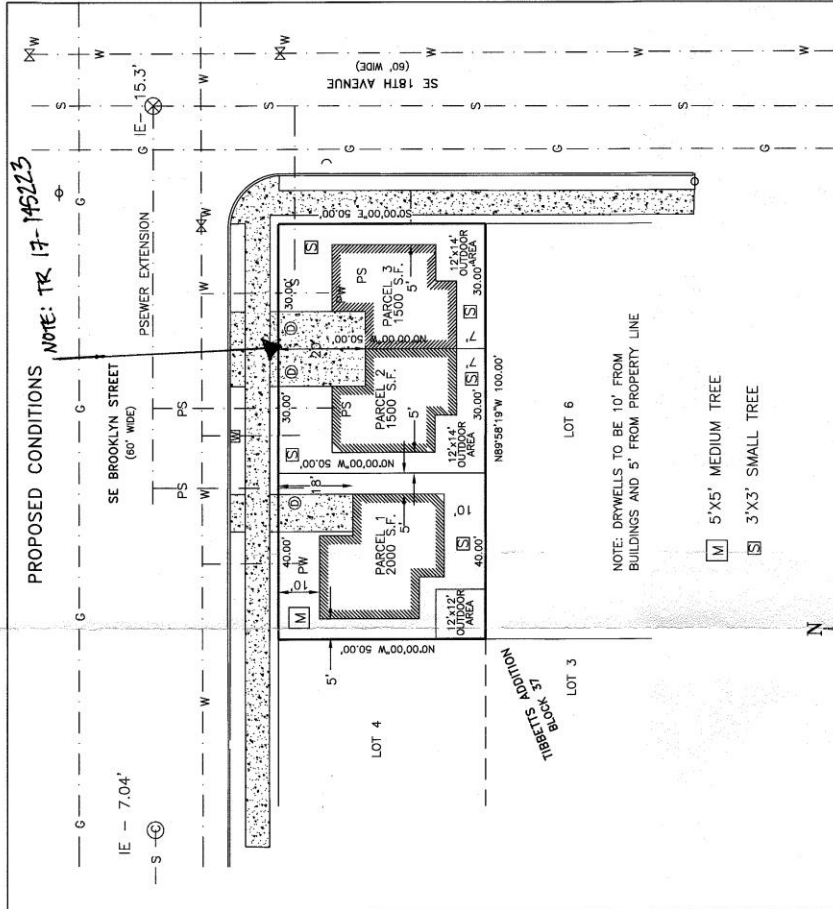


# ZONING

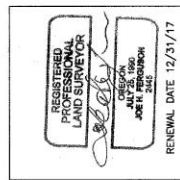
 Site



File No. LU 16-253464 LDP  
 1/4 Section 3332  
 Scale 1 inch = 200 feet  
 State\_Id 1S1E11AC 1000  
 Exhibit B (Oct 07, 2016)



NOTE: ELEVATION DATUM IS CITY OF PORTLAND BASED ON BM # 311



DATE: APRIL 7, 2016  
 JOB NO. 16-033  
 DRAFTED 4.7.16  
 REVISED 3.24.2017  
 SHEET 1 OF 1

CLIENT: DEVELOPMENT  
 10117 SE SUNNYSIDE RD  
 SUITE F1123  
 CLACKAMAS OR, 97015

**SITE PLAN**  
 LOT 5, BLOCK 37, "TIBBETTS ADDITION"  
 IN THE NE 1/4, SECTION 11, T15S, R1E, W1M,  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

**Ferguson Land Surveying, Inc.**  
 646 SE 106TH AVE. PORTLAND, OR 97216  
 Phone (503) 408-0601 Fax (503) 408-0602  
 www.FergusonLandSurveying.com