



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

Ted Wheeler, Mayor
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: June 13, 2017
To: Interested Person
From: David Besley, Land Use Services
503-823-7282/David.Besley@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 July 5, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-177296 ZE, in your letter. It also is helpful to address your letter to me, David Besley. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-177296 ZE

Applicant: Douglas Hardy
City Of Portland, Bureau Of Development Services, Land Use Services
1900 SW 4th Ave #4100 | Portland, OR 97201
503-823-7816 | Douglas.Hardy@Portlandoregon.Gov

Representative: Jonathan Dunn | Woodblock Architecture
107 SE Washington St Suite 250 | Portland OR 97214
503-889-0604 | Jonathan@Wblock.Com

Owners: Rose City Church of the Nazarene
225 NE 80th Ave | Portland, OR 97213

Site Address: 225 NE 80TH AVE

Legal Description: BLOCK 11 E 27' OF LOT 1 LOT 22-24, MT TABOR VILLA ANX
Tax Account No.: R589602340
State ID No.: 1N2E32DA 15001
Quarter Section: 3038

Neighborhood: Montavilla, contact Nick Mira at nick@propelstudio.com
Business District: Eighty-Second Ave of Roses Business Association, contact Nancy Chapin at nchapin@tsgpdx.com, Montavilla-East Tabor, contact Stephan Rice at metbassoc@gmail.com

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010

Zoning: CS (Storefront Commercial)

R2.5a (Single-Dwelling Residential 2,500 with Alternative Design Density ("a") overlay zone)

Case Type: ZE (Zone Map Error Correction)
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

The Bureau of Development Services is initiating a Zoning Map Error application to correct the zoning on this site. The proposal would change the westernmost zoning of the site from R2.5 (Single-Dwelling Residential 2,500) to CS (Storefront Commercial), as the majority of the site is zoned. The applicant states that the property should be commercially zoned per a previously adopted zoning from the Outer SE Community Plan. A memo provided by the City of Portland Bureau of Planning and Sustainability concludes that there is sufficient evidence of legislative intent to show that the property was intended to be commercially zoned.

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 Zoning Code Section 33.855.070.

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 May 25, 2017 and determined to be complete on June 7, 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.

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.

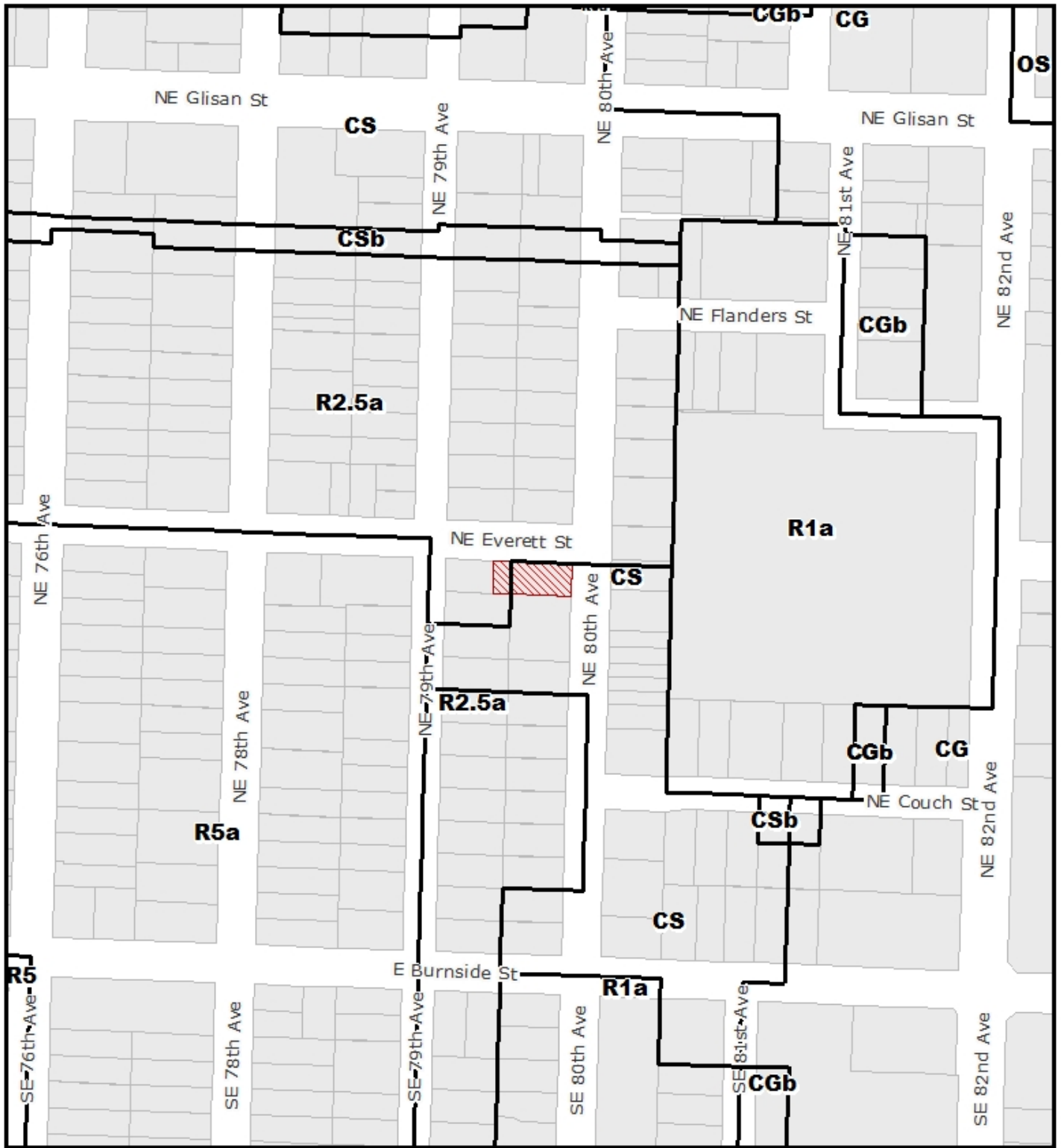
APPEAL OF THE FINAL CITY DECISION

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:

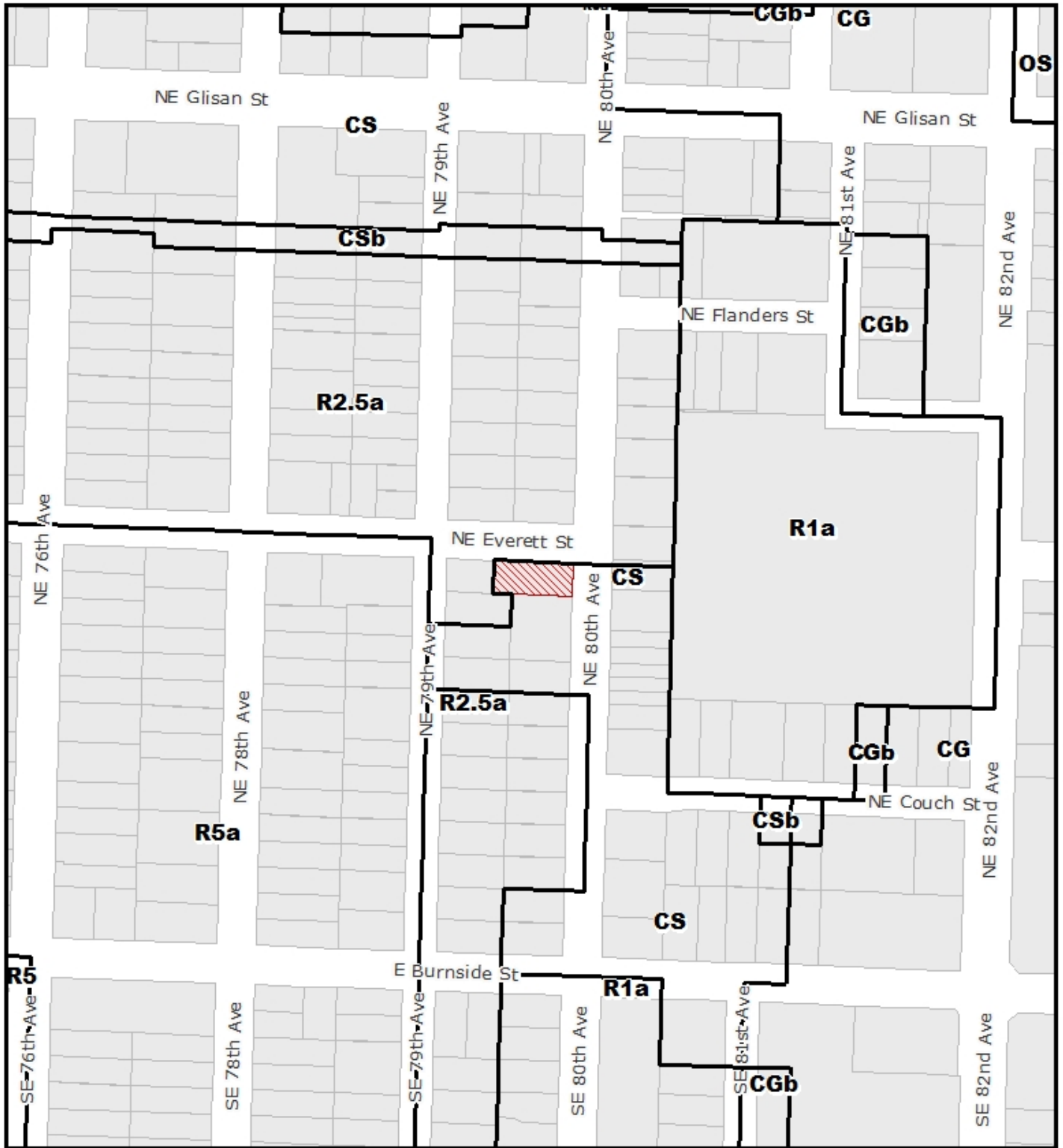
Existing Zoning Map
Proposed Zoning Map



Site

EXISTING ZONING

File No.	LU 17-177296 ZE
1/4 Section	3038
Scale	1 inch = 200 feet
State ID	1N2E32DA 15001
Exhibit	B May 31, 2017



PROPOSED ZONING

File No.	LU 17-177296 ZE
1/4 Section	3038
Scale	1 inch = 200 feet
State ID	1N2E32DA 15001
Exhibit	B May 31, 2017