



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
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www.portlandoregon.gov/bds

Date: September 13, 2017
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353/Hannah.Bryant@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 October 4, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-213740 DZ, in your letter. It also is helpful to address your letter to me, Hannah Bryant. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-213740 DZ

Applicant: Bryan Barry | Leon Capital Group
807 Las Cimas Parkway, #270
Austin, TX 78746
512-777-0897 | bbarry@leoncapitalgroup.com

Andisheh Afghan | AAI Engineering
4875 SW Griffith Dr, Suite 300
Beaverton, OR 97005
503-620-3030 | andisheha@aaieng.com

Owner: Khalil C Azar
14351 SE King Rd
Happy Valley, OR 97086-6032
503-760-6353

Site Address: **16017 SE DIVISION STREET**

Legal Description: BLOCK E LOT 7 EXC W 114' & EXC PT IN ST, RITLOW AC
Tax Account No.: R707309700
State ID No.: 1S2E01DD 12700
Quarter Section: 3246
Neighborhood: Centennial, contact Tom Lewis at 503-347-5715.
Business District: Midway, contact info@midwaybusiness.org.
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.
Zoning: CG – General Commercial

Case Type: DZ – Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The proposal is for a three-story, concrete masonry unit (CMU) and metal-clad self-service storage facility. The building is proposed to have a front wall that is approximately 130', just behind the property line on SE Division Street. The triangular space between the angled wall and the SE Division Street sidewalk is proposed to be infilled with brick. A glass façade facing SE Division street is proposed to be backed with solid, opaque walls on the interior of the glass.

Parking and loading access will be from a driveway off SE Division, along the east property line, and will connect to a new SE Caruthers cul-de-sac. The block of SE Caruthers that currently ends in a dead-end into this site is proposed to connect to the through driveway along this site's eastern property line.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Portland's Zoning Code, Title 33. The relevant criteria are:

- *Self-Service Storage, 33.284*
- *Commercial Zones, 33.130*

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 August 1, 2017 and determined to be complete on September 5, 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 Design Commission. 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.

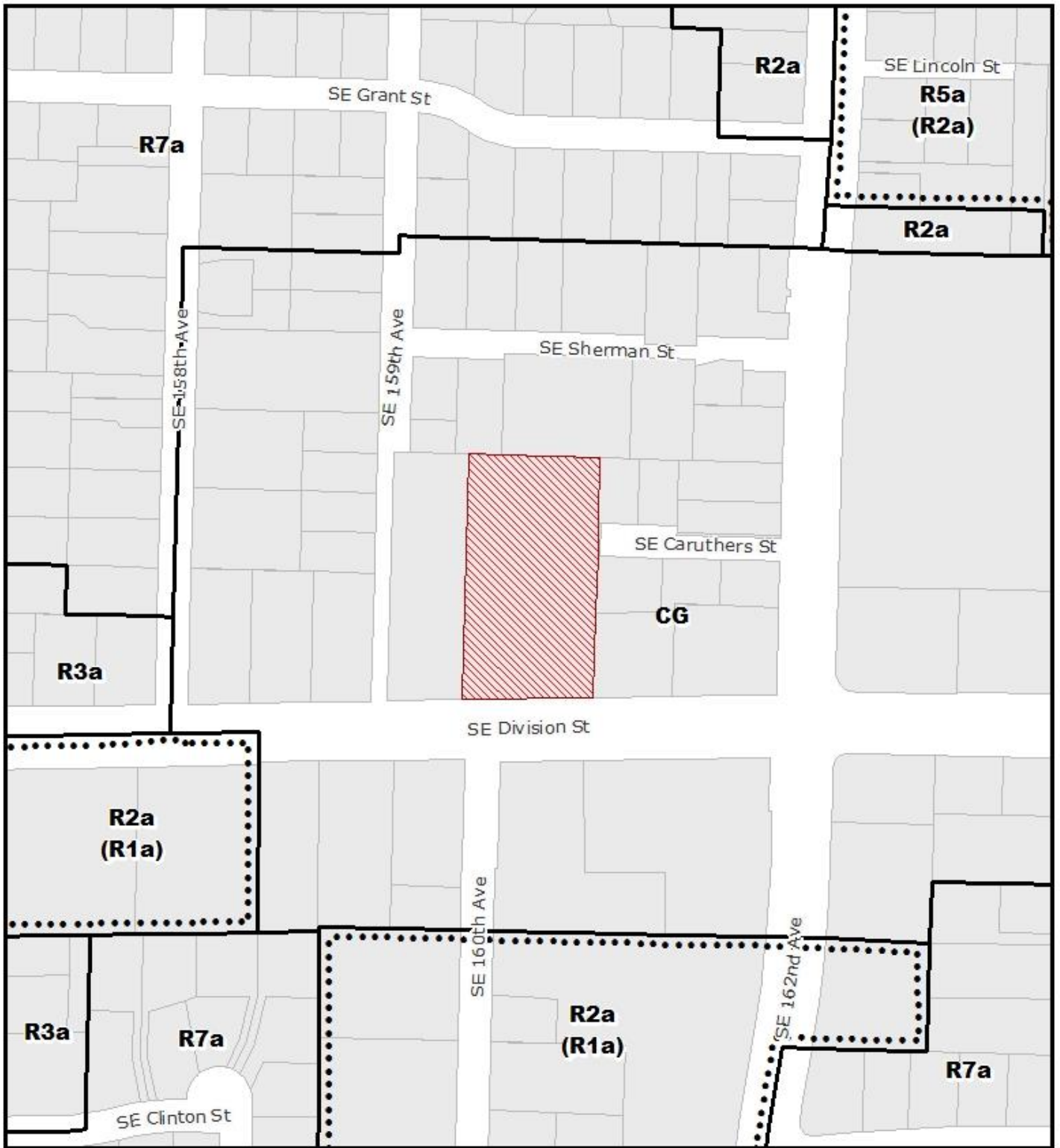
APPEAL OF THE FINAL CITY DECISION

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:

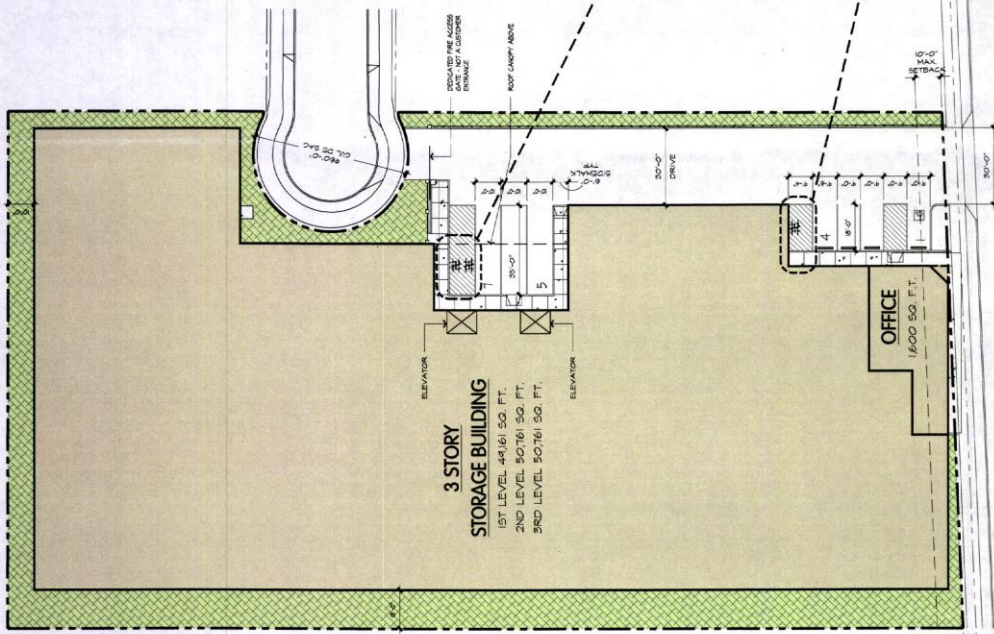
Zoning Map
Site Plan
Elevations



ZONING  NORTH

 Site

File No.	LU 17-213740 DZ
1/4 Section	3246
Scale	1 inch = 200 feet
State ID	1S2E01DD 12700
Exhibit	B Aug 02, 2017



SITE AREA: ± 71,431 SQ. FT.
1.64 ACRES

MAX FAR @ 3.0: ± 214,293 SQ. FT.
2.13 FAR

85% MAX LOT COVERAGE: ± 63,011 SQ. FT.
LOT COVERAGE: ± 50,761 SQ. FT.
71.0%

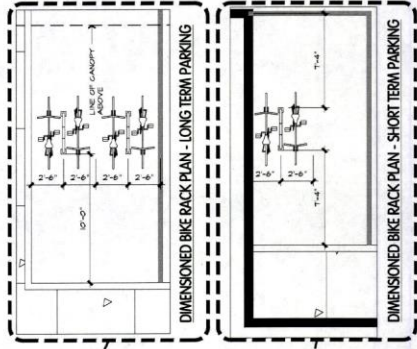
PROPOSE STORAGE BUILDING GROSS AREA:

1ST LEVEL: 49,161 SQ. FT.
2ND LEVEL: 50,761 SQ. FT.
3RD LEVEL: 50,761 SQ. FT.
GROSS STORAGE AREA: 150,683 SQ. FT.

EST NET STORAGE AREA @ 75%: 113,012 SQ. FT.

OFFICE: 1,600 SQ. FT.
TOTAL BUILDING AREA: 152,283 SQ. FT.

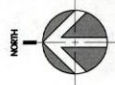
LANDSCAPE AREA: 10,715 SQ. FT.
REG LANDSCAPE AREA @ 15%: 10,715 SQ. FT.
PROVIDED LANDSCAPE: 11,351 SQ. FT.
15.8%

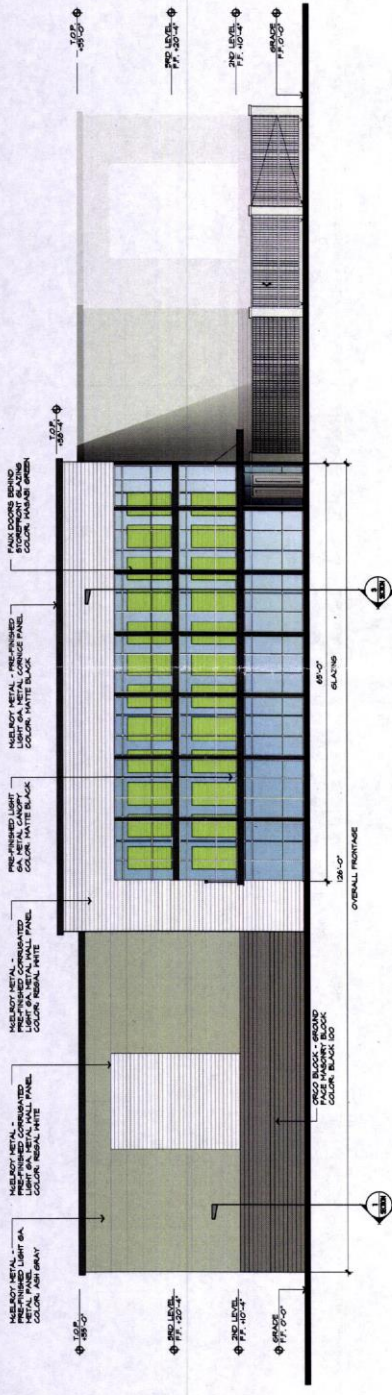


**LEON CAPITAL,
DIVISION STREET SELF STORAGE
PORTLAND, OR.**

PRELIMINARY SITE PLAN

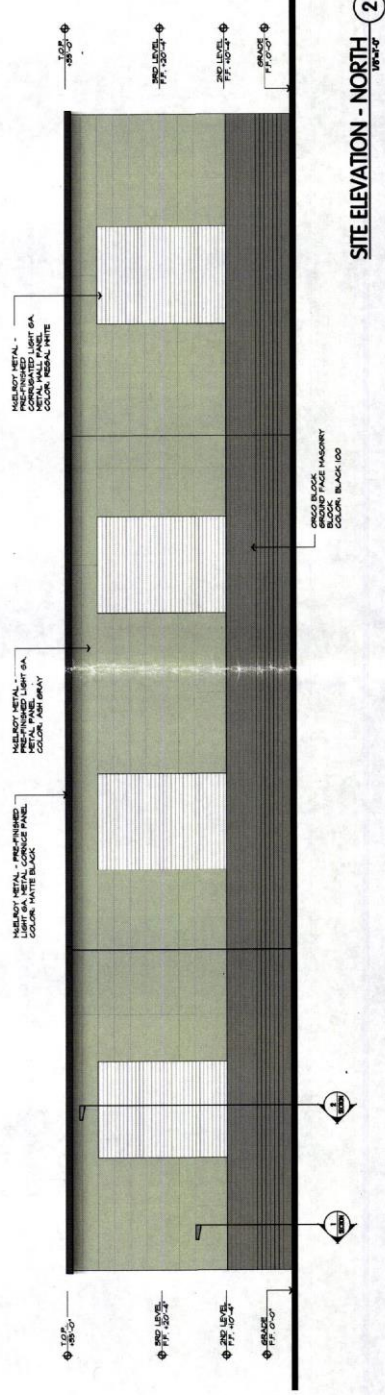
JOB NUMBER: 17-118
SCALE: 1"=200'-0"
DATE: 06/29/2007





SITE ELEVATION - SOUTH, FACING DIVISION ST

88 BLS 280'S GLAZING AND FACADE RELIEF ON DIVISION ST.				
DESCRIPTION	GLAZING LENGTH/AREA	PERCENT GLAZING	REQUIRED LEADY ELEVATION	PROCESSED ON LEADY ELEVATION
GLAZING	128'-0"	50%	68'-0"	68'-0"
STREET WALL AREA	1,154.5 S.F.	25%	284.5 S.F.	849 S.F. (652%)



SITE ELEVATION - NORTH

**LEON CAPITAL
DIVISION STREET SELF STORAGE
PORTLAND, OR.**

PRELIMINARY ELEVATIONS

JOB NUMBER: 17-118
DATE: 10/14/17
SCALE: 1/8"=1'-0"
DATE: 08/29/2017

THIS DRAWING IS A PRELIMINARY ELEVATION AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT AND FOR THE RESULTS OF ANY PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT.