



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

Chloe Eudaly, Commissioner  
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Date: 10/27/2017

From: Shawn Burgett, Land Use Services  
503-823-7618 / shawn.burgett@portlandoregon.gov

## **REQUEST FOR RESPONSE**

**Case File: LU 17-132386 LDS**  
**Pre App: PC # 16-118723**

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Shawn Burgett at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: 11/27/2017– 30 days after the date of this RFR**
- **We must publish our report by: Not applicable at this time**
- **A public hearing before the Hearings Officer has not been scheduled at this time, the hearing will be scheduled following this review to ensure the applicant has adequate time to address any applicable approvability issues that are identified.**

**Applicant/Owner:** Chunxia Kwong  
Sunstone Homes Inc  
3035 SE 92nd Ave  
Portland, OR 97266

**Representative:** Kelli Grover  
Firwood Design Group (FDG)  
359 E. Historic Columbia River Highway  
Troutdale, OR 97060

**Site Address:** 13705/13733 SE FOSTER RD

**Legal Description:** LOT 13 TL 1300, LAMARGENT PK NO 2; LOT 13 TL 1200, LAMARGENT PK NO 2

**Tax Account No.:** R466204420, R466204480

**State ID No.:** 1S2E14DC 01300, 1S2E14DC 01200

**Quarter Section:** 3644

**Neighborhood:** Pleasant Valley, contact Steve Montgomery at foxtrotlove@hotmail.com. Powellhurst-Gilbert, contact at pgnaboard@gmail.com

**Business District:** None

**District Coalition:** East Portland Neighborhood Office, contact Victor Salinas at 503-823-6694.

**Plan District:** Johnson Creek Basin

**Zoning:** R2a (Multi-Family Residential 2,000 square feet with “a” alternative design density overlay)

**Case Type:** LDS (Land Division Subdivision)

**Procedure:** Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

**Proposal:**

The applicant is proposing 25 lot land division for attached/detached homes. A new north-south oriented public street (labeled SE 137<sup>th</sup> Ave) is proposed up the middle of the site to serve lots 1-14, 17, 20 and 23. A new east-west oriented public street (labeled SE 137<sup>th</sup> Ave East on plans) is proposed to serve lots 14-19, while another new east-west oriented public street (labeled SE 137<sup>th</sup> Ave west on plans) will abut lot 10. All public streets proposed will be extended in the future if the adjacent properties are redeveloped. In addition, the applicant is proposing a Private Street tract (labeled Private Road on plans) that will serve lots 20-25.

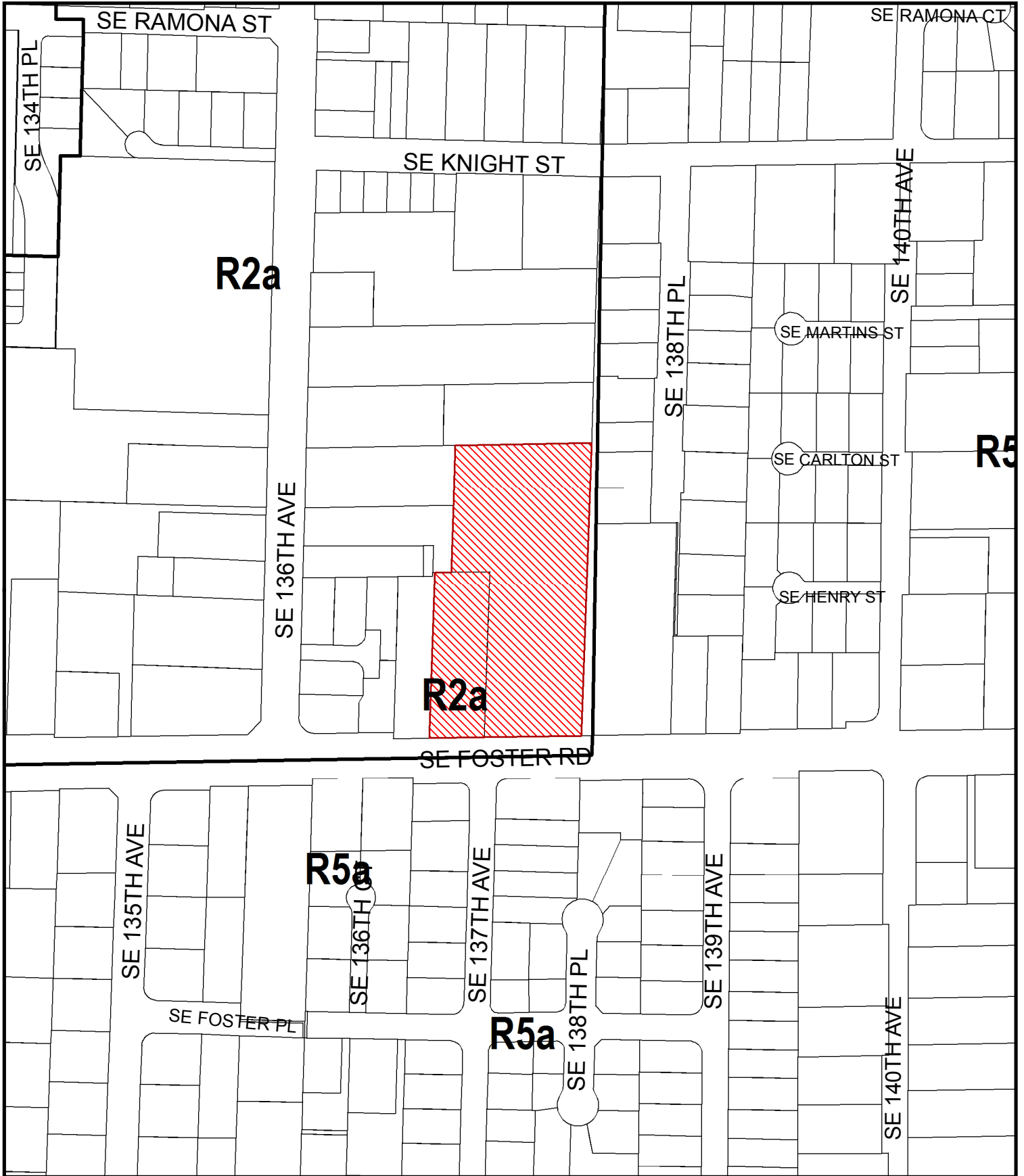
**Approval Criteria:**

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

- **Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.**

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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on March 8, 2017 and determined to be complete on September 5, 2017.

Enclosures: Zoning Map, Site Plan



# ZONING

 Site

This site lies within the:  
JOHNSON CREEK BASIN PLAN DISTRICT

File No. LU 17-132386 LDS  
 1/4 Section 3644  
 Scale 1 inch = 200 feet  
 State\_Id 1S2E14DC 1200  
 Exhibit B (Mar 10, 2017)

