



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

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

Date: October 10, 2018

From: Don Kienholz, Land Use Services
503-823-7771 / Don.Kienholz@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 18-178890 ZC
Pre App: PC # 17-215354

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 Don Kienholz 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: October 31, 2018** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We tentatively must publish our report by: November 9, 2018**
- **A public hearing before the Hearings Officer is scheduled for November 28, 2018 at 1:30 PM**

Applicant: Robert Pile
Sturgeon Development Partners/Premier Gear Bldg, LLC
16840 Alder Circle
Lake Oswego OR, 97034

Representative: Trish Nixon
LRS Architects Inc
720 NW Davis, Suite 300
Portland OR, 97034

Site Address: 1715 NW 17TH AVE

Legal Description: BLOCK 10 LOT 1 LOT 2 EXC PT IN ST LOT 3-8;
Tax Account No.: R883801020
State ID No.: 1N1E28DC 01300
Quarter Section: 2828

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com., Pearl District Business Association, contact at info@explorethepearl.com
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest

Zoning: IG1 – General Industrial 1

Case Type: ZC – Zone Change
Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

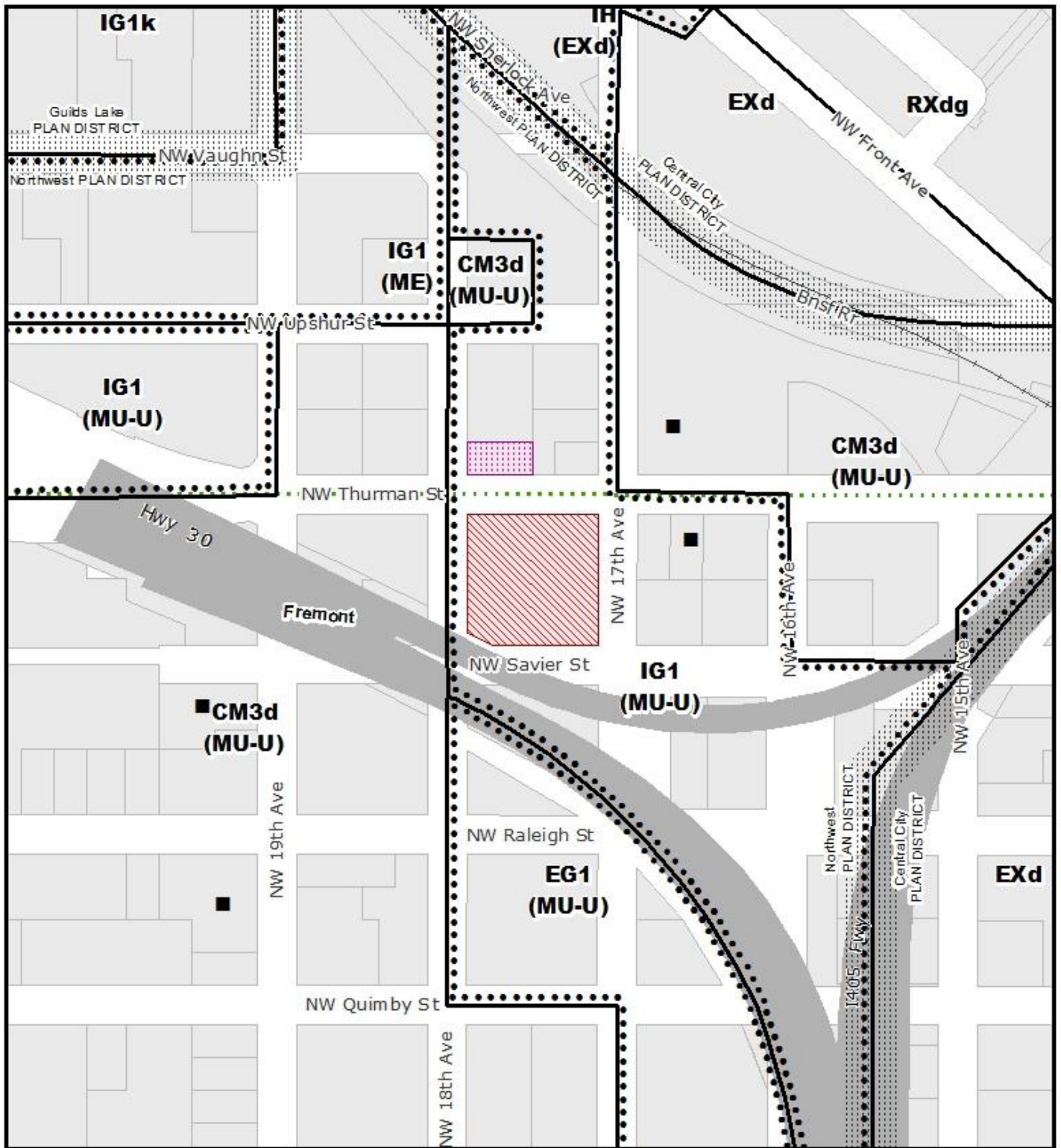
Proposal:
Zone Map Amendment request in compliance with the Comprehensive Plan to change the zoning from the current IG1 to CM3. No development is proposed at this time.

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 found in Portland Zoning Code section 33.855.050.

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 May 30, 2018 and determined to be complete on October 4, 2018.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Maps | Site Plan

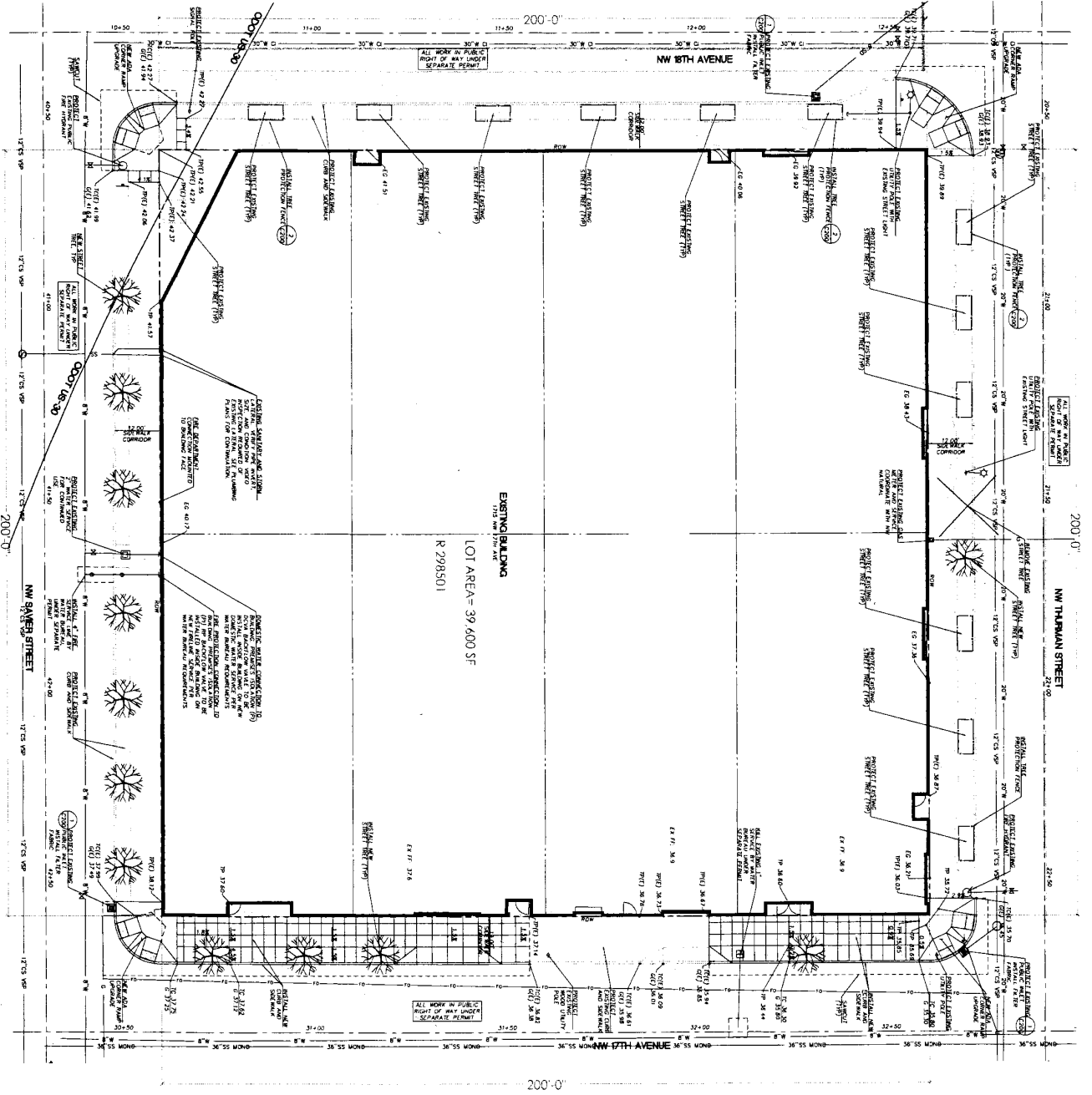


ZONING

THIS SITE LIES WITHIN THE:
NORTHWEST PLAN DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 18-178890 ZC
1/4 Section	2828
Scale	1 inch = 200 feet
State ID	1N1E28DC 1300
Exhibit	B Jun 04, 2018



SHEET LEGEND

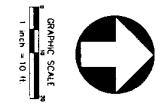
SYMBOL	DESCRIPTION	REFERENCE
(Symbol)	EXISTING CONTOUR	
(Symbol)	GRADE AT CURBS	
(Symbol)	GRADE AT TOP OF SIDEWALK	
(Symbol)	GRADE AT TOP OF DRIVEWAY	
(Symbol)	GRADE AT LANDSCAPING	
(Symbol)	GRADE AT TOP OF DRIVEWAY	
(Symbol)	GRADE AT TOP OF WALK	
(Symbol)	GRADE AT TOP OF LOTION	
(Symbol)	PAVING FABRIC MAT	
(Symbol)	SKIRT ANCHOR	
(Symbol)	SHOULDER LINE	
(Symbol)	REF. PROTECTION FENCE	

- NOTES**
1. ALL PROTECTION MARKS AND REF. PROTECTION MARKS IN THE PUBLIC RIGHT OF WAY BY PORTLAND WATER BUREAU AT PORTLAND WATER BUREAU. ALL PROTECTION MARKS IN PORTLAND WATER BUREAU SHALL BE PORTLAND WATER BUREAU. ALL PROTECTION MARKS IN PORTLAND WATER BUREAU SHALL BE PORTLAND WATER BUREAU.
 2. ALL PROTECTION MARKS AND REF. PROTECTION MARKS IN THE PUBLIC RIGHT OF WAY BY PORTLAND WATER BUREAU AT PORTLAND WATER BUREAU. ALL PROTECTION MARKS IN PORTLAND WATER BUREAU SHALL BE PORTLAND WATER BUREAU.
 3. SEE SEPARATE FENCE WORKS PERMIT PLANS FOR ALL WORK IN PUBLIC RIGHT OF WAY.



PREMIER GEAR
 1715 NW 17TH AVE
 PORTLAND, OR
 97209

CIVIL SITE PLAN



C100

LM 18-1788902C