



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

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

Date: January 11, 2018
To: Interested Person
From: Brandon Rogers, Land Use Services
503-823-7597 / Brandon.Rogers@portlandoregon.gov

NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on February 11, 2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-219371 LDP in your letter. It also is helpful to address your letter to me, Brandon Rogers. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 18-219371 LDP

Applicant: Brad Kaul | Kaul Design Architecture PLLC
1733 Ferndale Ave SE | Renton, WA 98058
bradkaul@kauldesignarchitecture.com | 506-200-0015

Owner: Bernie Kumar LLC
4512 SE 82nd Ave. | Portland, OR 97266

Site Address: 1125 N Schmeer Rd

Legal Description: TL 900 2.19 ACRES, SECTION 10 1N 1E

Tax Account No.: R941100020
State ID No.: 1N1E10BB 00900
Quarter Section: 2129

Neighborhood: East Columbia NA, contact Anthony Giltner at eastcolumbialanduse@gmail.com

Business District: Columbia Corridor Association, contact at info@columbiacorridor.org

District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Zoning: General Employment 2 (**EG2**) with the Aircraft Landing Zone “**h**” overlay and the Prime Industrial “**k**” Overlay Zone

Case Type: Land Division Partition (LDP) with a concurrent Adjustment.
Procedure: Type Ix, an administrative decision with appeal to the Hearings Officer.

PROPOSAL: The applicant proposes a land division partition of a 94,653 square-foot site to create two parcels. Parcel 1 is proposed to be 46,144 square-feet in area and Parcel 2 is proposed to be 48,509 square feet in area and will contain the existing hotel. Sanitary sewer and water service are proposed to be provided by existing utilities located in N Schmeer Road. Driveway access is proposed to be shared and connects to N Schmeer Road. An Adjustment is requested to the landscape standards of Chapter 33.266 and 33.248 to reduce the width of required landscaping adjacent to the public right of way along Parcel 2, and to adjust the parking lot landscaping standards along the shared driveway entrance.

This partition proposal is reviewed through a Type IIx procedure because: (1) the site is in a commercial, employment, or industrial zone; (2) 10 or fewer lots are proposed; and (3) a concurrent Adjustment review is required (see 33.662.110).

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines "parcel" as a single unit of land created by a partition of land. The applicant's proposal is to create two units of land. Therefore, this land division is considered a partition.

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 33.662.120, Approval Criteria for Land Divisions in Commercial, Employment, and Industrial 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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on August 13, 2018 and determined to be complete on December 28, 2018.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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 by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

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.

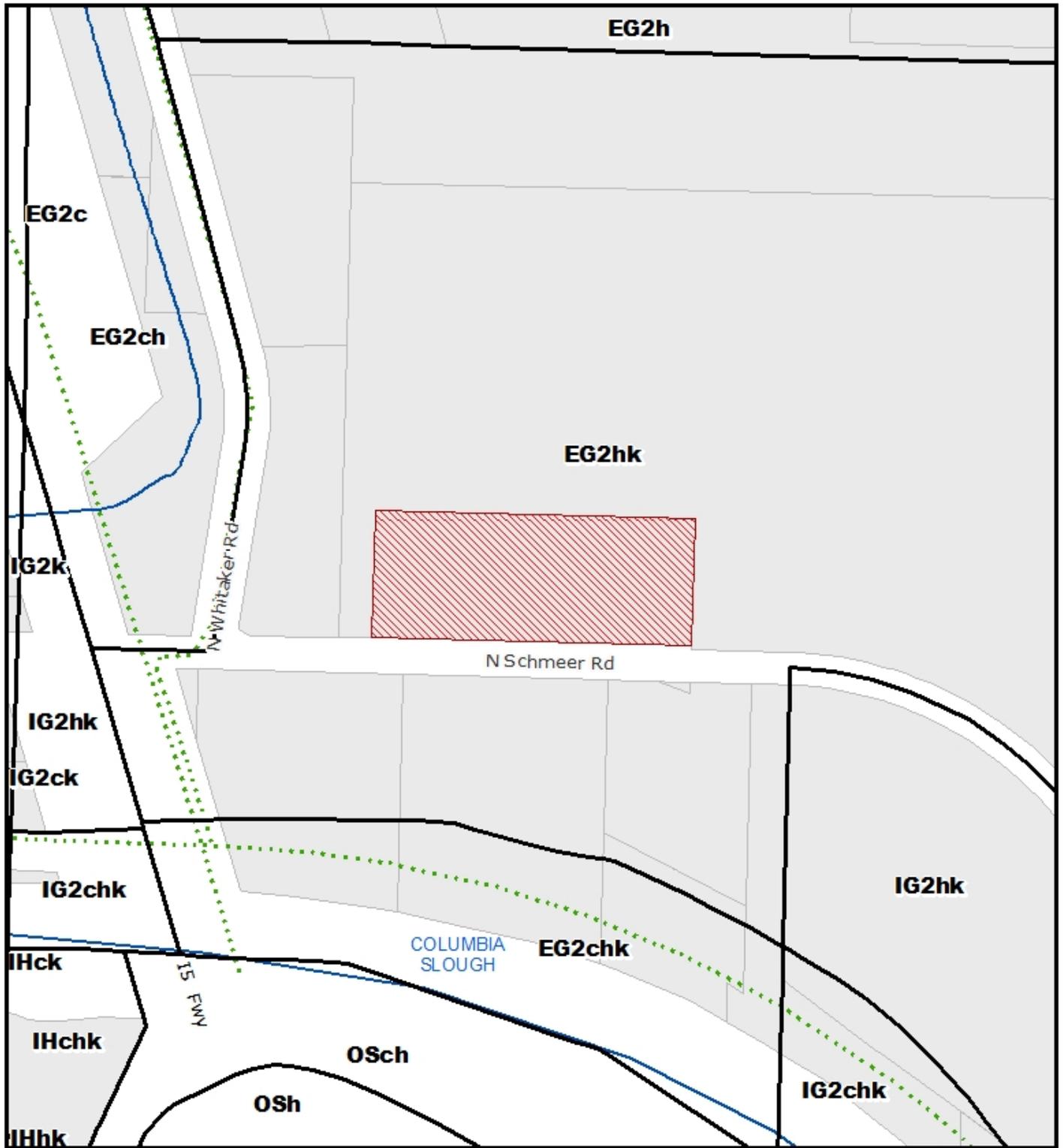
APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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



ZONING



-  Site
-  Stream
-  Recreational Trails

File No.	LU 18-219371 LDP
1/4 Section	2129
Scale	1 inch = 200 feet
State ID	1N1E10BB 900
Exhibit	B Aug 16, 2018

