



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: May 9, 2019
To: Interested Person
From: Leah Dawkins, Land Use Services
503-823-7830 / Leah.Dawkins@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 June 10, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-152634 LC, in your letter. It also is helpful to address your letter to me, Leah Dawkins. 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 19-152634 LC

Applicant: Sarah Radelet, Strata Land Use Planning
PO Box 90833 / Portland OR 97290
(503) 320-0273

Owner/Owner's Representative: Tina Lei, Aav One LLC
8733 SE Division St Suite 201 / Portland, OR 97266

Site Address: 7700 SE MITCHELL ST

Legal Description: BLOCK 4 LOT 4-6 TL 900, CHICAGO CENTRE
Tax Account No.: R155700630
State ID No.: 1S2E17AC 00900
Quarter Section: 3538
Neighborhood: Foster-Powell, contact Shawn Morgan at 503-622-3933.
Business District: Foster Area, contact Venture Portland at 503-477-9648.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Zoning: CE- Commerical Employment
Case Type: LC- Lot Consolidation
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing to consolidate portions of historic Lots 4 and a portion of Lots 5 and 6 into a single parcel. The purpose of this lot consolidation is to allow for a property line adjustment between newly consolidated Lot 1 and the adjacent parcel to the east.

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 **33.675.300, Lot Consolidation Standards.**

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 April 19, 2019 and determined to be complete on May 6, 2019.

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.

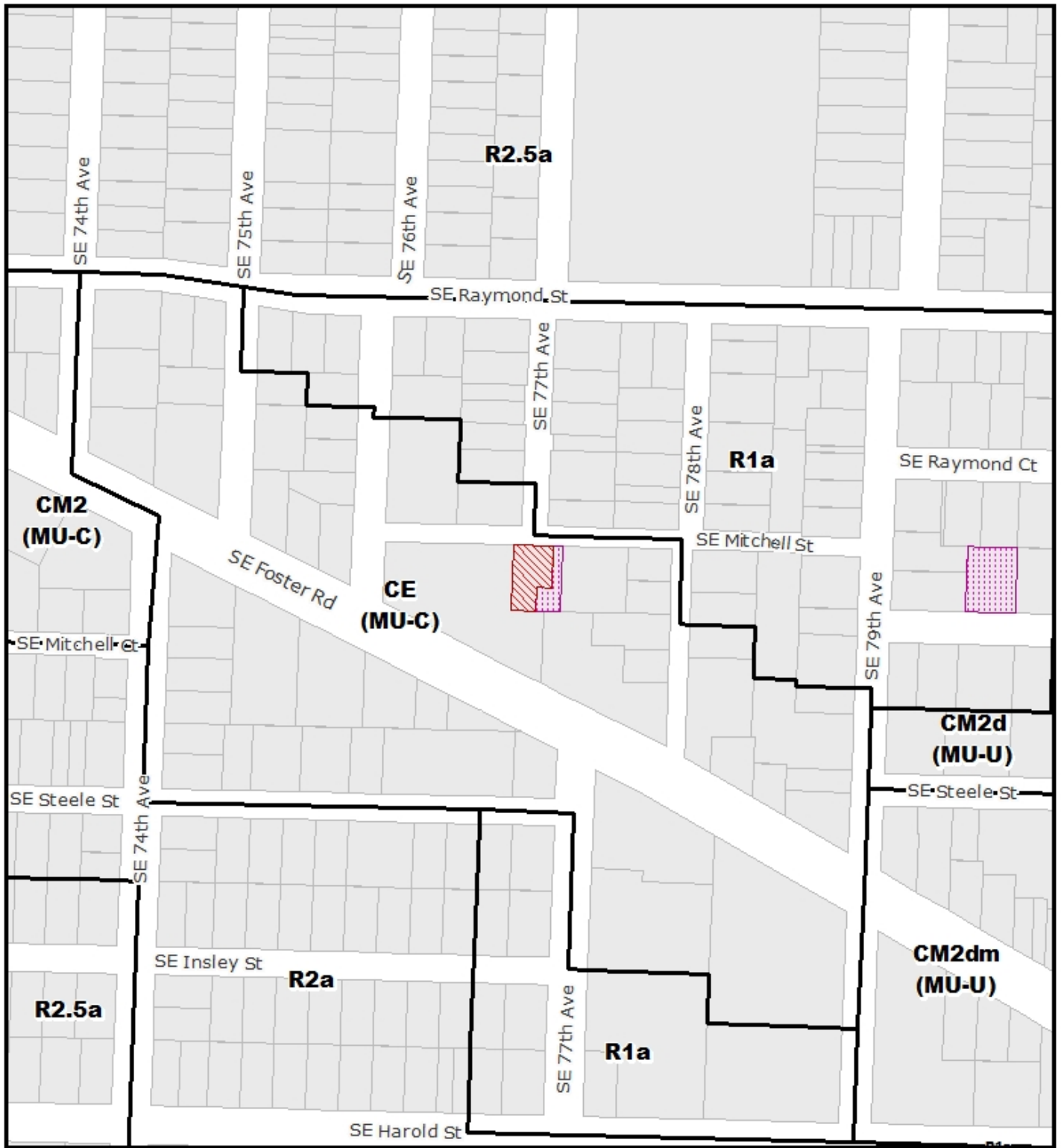
APPEAL PROCESS

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



Also Owned Parcels

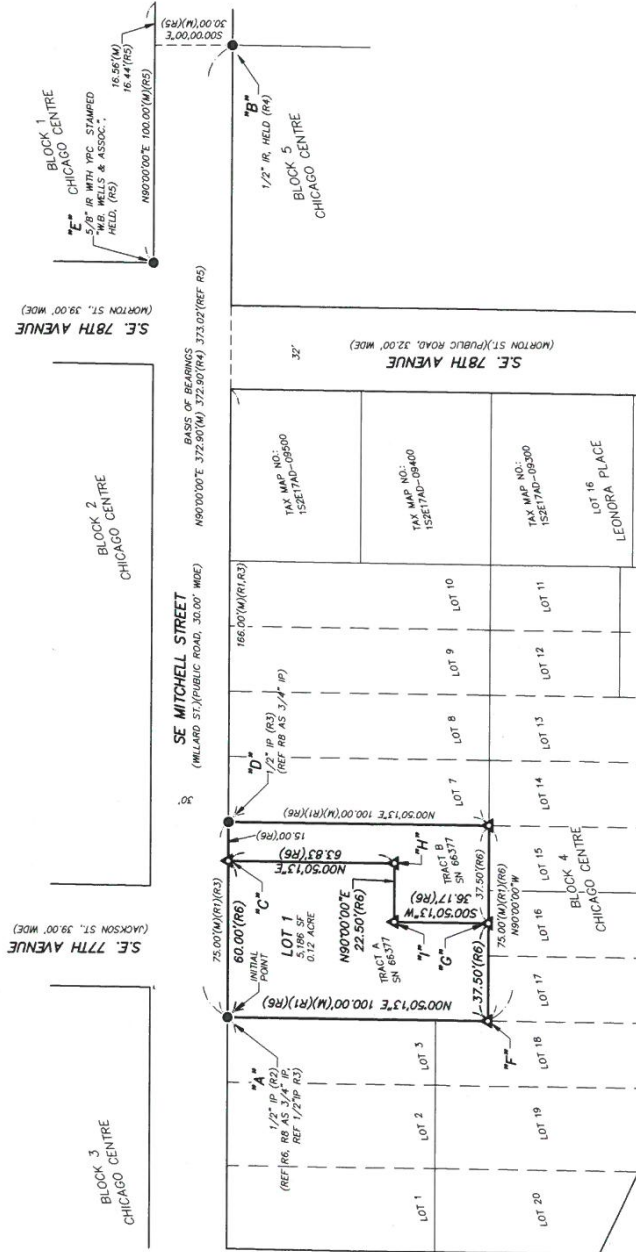
File No.	LU 19-152634 LC
1/4 Section	3538
Scale	1 inch = 200 feet
State ID	1S2E17AC 900
Exhibit	B Apr 25, 2019

PARTITION PLAT NO.

A REPLAT OF LOT 4 AND A PORTION OF LOT 5 AND LOT 6,
 BLOCK 4, CHICAGO CENTRE
 SITUATED IN THE N.E. 1/4 OF SECTION 17, T.1S. R.2E, W.M.
 CITY OF PORTLAND, MULTNOMAH COUNTY,
 OREGON

RECEIVED

APR 22 2019

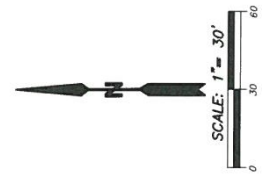


- LEGEND:**
- ▲ FOUND MONUMENT AS NOTED
 - FOUND RECORD DATA
 - FOUND RECORD DATA
 - (M) MEASURED DATA
 - (R) IRON PIPE, INSIDE DIAMETER
 - (IP) IRON ROD
 - (BS) BRASS SCREW
 - (W/PPC) WITH A YELLOW PLASTIC CAP
 - (OU) ORIGIN UNKNOWN
 - (REF) REFERENCED IN
 - (SF) SQUARE FEET
 - (SN) SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
 - (M.C.P.R.) MULTNOMAH COUNTY PLAT RECORD

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 JULY 26, 1988
 THOMAS NELSON
 2353

RENEWAL 12/31/20
 I HEREBY CERTIFY THIS IS A TRUE
 AND EXACT COPY OF THE ORIGINAL
 PARTITION PLAT

SURVEYED FOR:
 AAU ONE LLC
 8723 SE DIVISION ST
 PORTLAND, OR 97266



- REFERENCES:**
- R1 CHICAGO CENTRE, M.C.P.R.
 - R2 SN 68377
 - R3 SN 18929
 - R4 SN 13068
 - R5 SN 59198
 - R6 SN 66377

Tom Nelson & Associates, L.L.C.
 4838 NE SANDY BLVD, SUITE 200
 PORTLAND, OREGON 97213
 PHONE: (503) 290-1932

FILE: 17041 DATE: APRIL 1, 2019
 DRAWN BY: SRZ, RHK SHEET: 1 OF 2

LU 19-152634 LC