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

Date: September 13, 2019

To: Interested Person

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

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision.
The reasons for the decision are included in the version located on the BDS website http://www.portlandonline.com/bds/index.cfm?c=46429. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 19-116473 AD

GENERAL INFORMATION

Applicant: Brett Schulz | Brett Schulz Architect
2500 NE Sandy Blvd, Ste D | Portland, OR 97232

Owners: Lanesia L. and Robert G. Williams
3715 SE 136th Ave | Portland, OR 97236

Site Address: 3715 SE 136TH AVE

Legal Description: BLOCK 1 S 37' OF LOT 7 N 45' OF LOT 8, SILVER PARK
Tax Account No.: R770000390
State ID No.: 1S2E11DB 05500
Quarter Section: 3444

Neighborhood: Powellhurst-Gilbert, contact at pgnaboard@gmail.com
Business District: Midway, contact info@midwaybusiness.org.
District Coalition: East Portland Community Office, contact Victor Salinas at 503-823-6694.
Plan District: Johnson Creek Basin
Zoning: RMP – Residential Manufactured Dwelling Park

Case Type: AD – Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:
The applicant is requesting to establish a new Manufactured Dwelling Park on the subject consisting of 9 new manufactured homes, a six-vehicle parking lot and an outdoor play area. The proposal will keep the existing dwelling on-site, which will be approximately 26-feet from the new front property line after a required dedication and the manufactured homes will be on the rear half of the site. The front property line will be gated and include a pedestrian gate near the playground.

Because the property is narrow and deep, and the existing house is in the middle of the lot, there is inadequate room for a driveway that provides both ingress and egress to the parking area. The applicant has designed the proposal to include an entrance-only driveway to the north of the house and an exit-only driveway south of the house. The driveways are each 10-feet in width, leaving an area landscaped to the L1 standard between the driveway and the property lines that ranges between 5-feet and 7-feet 10-inches from the front lot line through the parking area. The border around the remaining site and manufactured homes contains a 10-foot wide area landscaped to the L1 standard. Manufactured Dwelling Parks are regulated under Portland Zoning Code Section 33.251.030 – Manufactured Dwelling Park Regulations. Those regulations require a 10-foot buffer landscaped to the L1 standard along all property lines (33.251.030.H.1). Because the portions of the landscaped buffer along the driveways are less than 10-feet in width, an Adjustment is required.

The Manufactured Dwelling Park development standards also require each manufactured home to have a 30x40-foot lease area (33.251.030.J), which is to accommodate the home and a yard. The proposal is calling for smaller manufactured homes that range in size from 379 square feet to 437 square feet – much smaller than a typical single or double-wide manufactured home. As such, the proposed design includes lease areas of approximately 15x32 feet in addition to a 48 square foot outdoor area for each unit. Because the lease areas, even with the outdoor area, are less than 30x40 feet, an Adjustment is required.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are found in Portland Zoning Code Section 33.805.040 Adjustment Approval Criteria.

ANALYSIS

Site and Vicinity: The site is a 19,680 square foot lot measuring approximately 82-feet wide by 240-feet deep. There is an existing single-family dwelling located 32-feet form the current front property line and nearly 20-feet from the north side property line and just over 22-feet from the south side property line. The site is relatively flat and contains more than 10 trees with a DBH of 12-inches or more located mainly along the southern side property line and western rear property line. While the subject property is zoned RMP, the property to the south, that also fronts onto SE 136th Avenue, is zoned R2 while the property to the north and west are zoned R5. Further to both the east and west are large areas zoned R7 with R2 and R5a lining SE 136th to the south. Lots in the vicinity tend to be narrow and long, and around 10,000 square feet in size. Approximately 600 feet to the north is SE Powell Boulevard and SE Holgate is approximately ½ mile to the south.

Zoning: The RMP zone is a low-scale multi-dwelling zone that allows manufactured dwelling parks. Allowed density may be up to 29 units per acre. Allowed housing is manufactured dwellings that are assembled off-site. Units are generally surrounded by vehicle circulation systems, pedestrian pathways, and open area often resulting in lower building coverage than other multi-dwelling zones. Development is compatible with low- and medium-density single-dwelling development and multi-dwelling development. Generally, RMP zoning will be applied on large sites.

The site is within the Johnson Creek Basin plan district, which provides for the safe, orderly, and efficient development of lands which are subject to a number of physical constraints, including significant natural resources, steep and hazardous slopes, flood plains, wetlands, and the lack of streets, sewers, and water services. At certain locations, the density of development is limited by applying special regulations to new land division proposals. In addition, restrictions are placed on all new land uses and activities to reduce stormwater runoff, provide groundwater recharge, reduce erosion, enhance water quality, and retain and enhance native vegetation throughout the plan district. At other locations, development is encouraged and mechanisms are included that provide relief from environmental restrictions. This plan district

is intended to be used in conjunction with environmental zoning placed on significant resources and functional values in the Johnson Creek basin, to protect resources and functional values in conformance with Goal 8 of the Comprehensive Plan and Statewide Planning Goal 5.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed June 27, 2019. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1);
- Life Safety Residential Plan Review Section of BDS (Exhibit E.2);
- Site Development Section of BDS (Exhibit E.3); and
- Fire and Water Bureau (Exhibit E.4).

The Bureau of Transportation Engineering provided two responses evaluating the proposal. The first response, dated July 17, 2019 (Exhibit E.5), did not support the proposal. The second response, dated August 20, 2019 (Exhibit E.6), supported the proposal with conditions. Those conditions included:

1. Making the northern driveway egress only and the southern driveway ingress-only to avoid cars queuing up and blocking the intersection of SE Rhone and SE 136th;
2. Provide appropriate spacing to construct the two accessible receiving ramps adjacent to the driveway approaches; and
3. Locating the access gate across the ingress driveway at least 20-feet from the right-of-way line to avoid vehicles queuing in the street while waiting for the gate to open.

Conditions 1 and 3 will be adopted as part of this decision as they impact the livability and appearance of the area as discussed in the staff findings for 33.805.040.A and B below.

Neighborhood Review: No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.805.040 Approval Criteria

The approval criteria for signs are stated in Title 32. All other adjustment requests will be approved if the review body finds that the applicant has shown that either approval criteria A. through F. or approval criteria G. through I., below, have been met.

A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Finding: The applicant is requesting two Adjustments:

1. Reduce the required lease area for a manufactured home park space from 30x40-feet (33.251.030.J) to lease areas measuring approximately 15x32-feet in addition to their individual 48 square feet of outdoor area; and
2. Reduce the minimum required 10-feet of L1 perimeter landscaping along the northern driveway to a range between 5-feet and 7-feet 10-inches and along the southern driveway a range between 5-feet and 10-feet (33.251.030.H.1) and increase the landscaping to the L3 standard;

Both development standards use the same purpose statement, found in Portland Zoning Code Section 33.251.030.A:

"Purpose. Manufactured dwelling parks are allowed in certain multi-dwelling residential zones to provide locational opportunities for manufactured dwellings. The manufactured dwelling park requirements provide standards for ***orderly development, adequate vehicle circulation, parking****, pedestrian circulation,* ***open areas, and landscaping****."*

The applicable sections of the purpose statement are **bolded** above.

It is important to note that both Portland's zoning code and State Law have requirements specifically for manufactured home parks. The state requirements are implemented by the Plans Examiners in BDS. The applicant applied for 5 building code appeals to the state's Oregon Manufactured Dwelling Park Specialty Code and got all approved, including reducing the required 10-foot setback distance between manufactured dwellings and reducing the minimum 2 parking spaces required per manufactured home. All five were approved (Exhibit A.7).

Adjustment 1 – Reducing the lease area:

Orderly development, adequate vehicle circulation, parking, open areas and landscaping
Portland Zoning Code Section 33.251.030.J requires individual lease areas of manufactured homes to measure 30x40-feet. The applicant is proposing smaller lease areas of approximately 15x32 feet in addition to each unit's 48-square feet of outdoor area to accommodate two newer styles of manufactured home dwellings that are one-bedroom units and more affordable.

The zoning code's requirement of the 30x40-foot space is to accommodate a typical single or double-wide, 2 or 3-bedroom, manufactured dwelling and the two parking spaces required by the state building code in an orderly fashion. With the proposal utilizing much smaller manufactured homes; having a common parking area rather than individual spaces; and the site being located on a frequent bus line, there is not a need for the larger lease areas. The reduced lease areas still provide for orderly development for the smaller manufactured homes, pedestrian paths and connections from each unit to the parking area and street, and adequate vehicle maneuvering area for the common parking lot. Additionally, as proposed, there is a 10-foot L1 landscaping buffer along the entirety of the lease areas for the new manufactured homes and as such, the reduced lease areas will not impact the required outdoor areas or perimeter landscaping.

Given the facts and conditions noted above, the proposal equally meets the purpose of the manufactured dwelling park lease areas.

Adjustment 2 – Reducing the perimeter landscaping on a portion of the site:

Orderly development, adequate vehicle circulation, parking, open areas and landscaping
The proposal includes a 2,641 square foot common outdoor space on the western half of the property between the rows of manufactured dwellings, a 1,483 square foot play area on the east half between the existing house and street, and 10-feet of L1 landscaping along the three property lines on the entire west half of the site. The 10-feet of perimeter landscaping then extends from the middle of the site east along the south property line adjacent to the parking lot before narrowing from 10-feet down to 5-feet and increasing to the L3 landscaping standard along approximately 30-feet of the driveway that will be used for ingress only. Along the northern property line, the 10-foot L1 perimeter landscaping extends from the middle of the site eastward and where it increases to the L3 landscaping standard and narrows down to 7-feet 10-inches at the parking lot and then down to 5-feet wide along the northern property line adjacent to the northern driveway used for egress only. The L3 standard differs from the L1 standard in that the L1 standard is made up of trees and ground cover while the L3 standard is made up of trees, ground cover, and shrubs that grow to 6-feet in height or fencing to increase the buffer.

As proposed, the site has approximately 45% of the site in landscaping, much more than the required 30% minimum. Additionally, approximately 75% of the entire perimeter is landscaped to the minimum 10-foot L1 requirement. The two areas that are not 10-feet deep will be planted to the L3 standard along the new driveways and next to the northern most parking space. On the south side, the reduced landscaped area will be planted to the L3 standard and run along a 30-foot segment of the southern driveway used for ingress only. The southern segment is adjacent to a detached garage on the neighboring property.

As such, the neighboring site to the south adjacent to the reduced landscaped area is buffered by the proposed landscaping, the detached garage and an existing row of 6 arborvitae shrubs.

On the north side, the perimeter landscaping strip is nearly 8-feet deep along the northern most parking space and 5-feet for the remaining 65-feet adjacent to the driveway used for egress only. The lot to the north is developed with a single-family dwelling that sits approximately 30-feet from the shared property line. Given the distance from the house to the shared property line and the increase from L1 to L3 landscaping in the reduced width areas, there is still substantial open space and buffering landscaping along the northern driveway and parking area, which also contributes to the approximately 45% landscaped area of the site. The driveway is proposed to be one-way which will reduce traffic and the site only has six parking spaces, providing a minimal traffic impact for the landscaped buffer to mitigate.

Lastly, the lot is rectangular shaped with an 80-foot width and an existing dwelling placed just over 20-feet from both the southern and northern property lines. The location of the dwelling makes it impossible to have a single, 20-foot wide driveway providing ingress and egress to the site and provide the necessary perimeter landscaping. As designed, there will be one 10-foot wide ingress driveway and one 10-foot wide egress driveway, with the remaining area landscaped to the L3 standard and providing an improved buffer. The design provides orderly development for the manufactured homes on the western half of the property, a common parking area between the manufactured homes and existing house, outdoor areas and a play area, and the majority of the site complying with the 10-foot perimeter landscaping requirements. Given the above, the proposal for reducing the perimeter landscaping from 10-feet to a range of 7-foot 10-inches and 5-feet and increasing it to the L3 standard equally meets the manufactured dwelling park development standard purpose.

Criterion met.

B. If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Finding: The RMP zone is a multi-dwelling residential zone. Reducing the lease areas from 30x40 to approximately 15x32 will not detract from the livability or appearance of the area because the zone is designed for manufactured dwellings; the proposed manufactured dwellings are much smaller than typical manufactured dwellings to promote greater affordability; the manufactured dwellings are placed in an orderly pattern; and approximately 75% of the perimeter of the site has 10-feet of L1 landscaping. While the areas adjacent to the driveways has a reduced landscaped buffer from 10-feet to a low of 5-feet, it will still contain the required trees and ground cover and will contribute to the sites overall 45% landscaped area, which will create a park-like environment for the residents.

Criterion met.

C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Finding: While two Adjustments are proposed, they address different and unrelated standards. One adjustment is to the size of the lease area, which impacts the size of the proposed manufactured homes and layout of the homes while the second adjustment is to reduce the required 10-feet of L1 landscaping along a portion of the perimeter down to 5-feet. The two adjustments do not impact each other and therefore there is no cumulative effect.

Criterion met.

D. City-designated scenic resources and historic resources are preserved; and

Finding: City-designated scenic resources are identified on the Official Zoning Maps with a lower case "s," while historic resources are identified either with a dot or as being within the boundaries of a Historic or Conservation district. The subject property is not within a City-designated 's' overlay zone nor within proximity to an Historic Resource. Considering the lack of proximity to city-designated scenic and historic resources, staff finds development will not adversely impact scenic or historic resources and they will be preserved.

Criterion met.

E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

Finding: As staff found in responses to Criteria A through D above, the requested Adjustment will have no adverse impacts, therefore the proposal does not require mitigation.

Criterion met.

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Finding: Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase "p" (Environmental Protection overlay zone) or a "c" (Environmental Conservation overlay zone). Because no environmental overlay zone is mapped on the subject site, this criterion is not applicable.

Criterion met

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

Portland's Tree code, Title 11, applies to the site and project. The applicant has been advised that a performance-based tree preservation plan will likely be required at the time of building permit submission.

CONCLUSIONS

The applicant has demonstrated that Adjustments for reducing the individual leasing spaces for each manufactured home from 30x40-feet to 15x32-feet in addition to the 48-square feet of outdoor area (33.251.000.J), and reducing the width of the required 10-feet of L1 landscaping around the perimeter of the site (33.251.H.1) down to a range of 7-foot 10-inches to 5-feet and increasing it to the L3 standard for the areas along the driveways and northern most parking space, equally meet the purpose of the Manufactured Dwelling Park Regulations. As proposed, the reduced lease areas and reduced landscaping width along the driveways will provide orderly development, adequate vehicle and pedestrian circulation, parking, open areas and landscaping because the proposed manufactured dwellings are much smaller than typical manufactured homes, pedestrian connections are maintained, parking is provided in addition to be off a frequent bus route, and the site will have approximately 45% landscaped area with increased

buffers along the driveways. Additionally, the proposal will not detract from the livability or appearance of the residential area, and does not impact scenic, historic or natural resources. As the applicant has met the approval criteria, the proposal must be approved.

ADMINISTRATIVE DECISION

Approval of two Adjustments as follows:

1. Adjustment to reduce the 30x40-foot minimum lease size for manufactured dwelling spaces (33.251.040.J) to 15x32-feet in addition to the individual 48-square foot outdoor space;

2. Adjustment to reduce the minimum 10-feet of L1 perimeter landscaping for the Manufactured Dwelling Park down to a range of 7-feet 10-inches to 5-feet along the northern property line from the northern most parking space eastward along the driveway and plant it to the L3 standard; and reduce the perimeter landscaping width down to 5-feet along the southern property line adjacent to the driveway for a length of 35-feet from the right-of-way and increase it to the L3 standard.

per the approved site plan, Exhibit C.1, signed and dated September 11, 2019, subject to the following conditions:

A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibit C.1. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 19-116473 AD. No field changes allowed."

B. The northern access driveway shall be signed and used for egress only; The southern access shall be signed and used for ingress only and shall have the entrance gate located at least 20-feet from the front property line.

Staff Planner: Don Kienholz

Decision rendered by: Don Kienholz **on September 11, 2019**
By authority of the Director of the Bureau of Development Services

Decision mailed: September 13, 2019

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 5, 2019, and was determined to be complete on .

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. Therefore, this application was reviewed against the Zoning Code in effect on February 5, 2019.

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 waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended 30-days (Exhibit A.8). Unless further extended by the applicant, **the 120 days will expire on: November 17, 2019.**

Some of the information contained in this report was provided by the applicant.
As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on September 27, 2019** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of $250 will be charged**. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.
If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed,* the final decision will be recorded after **September 27, 2019** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

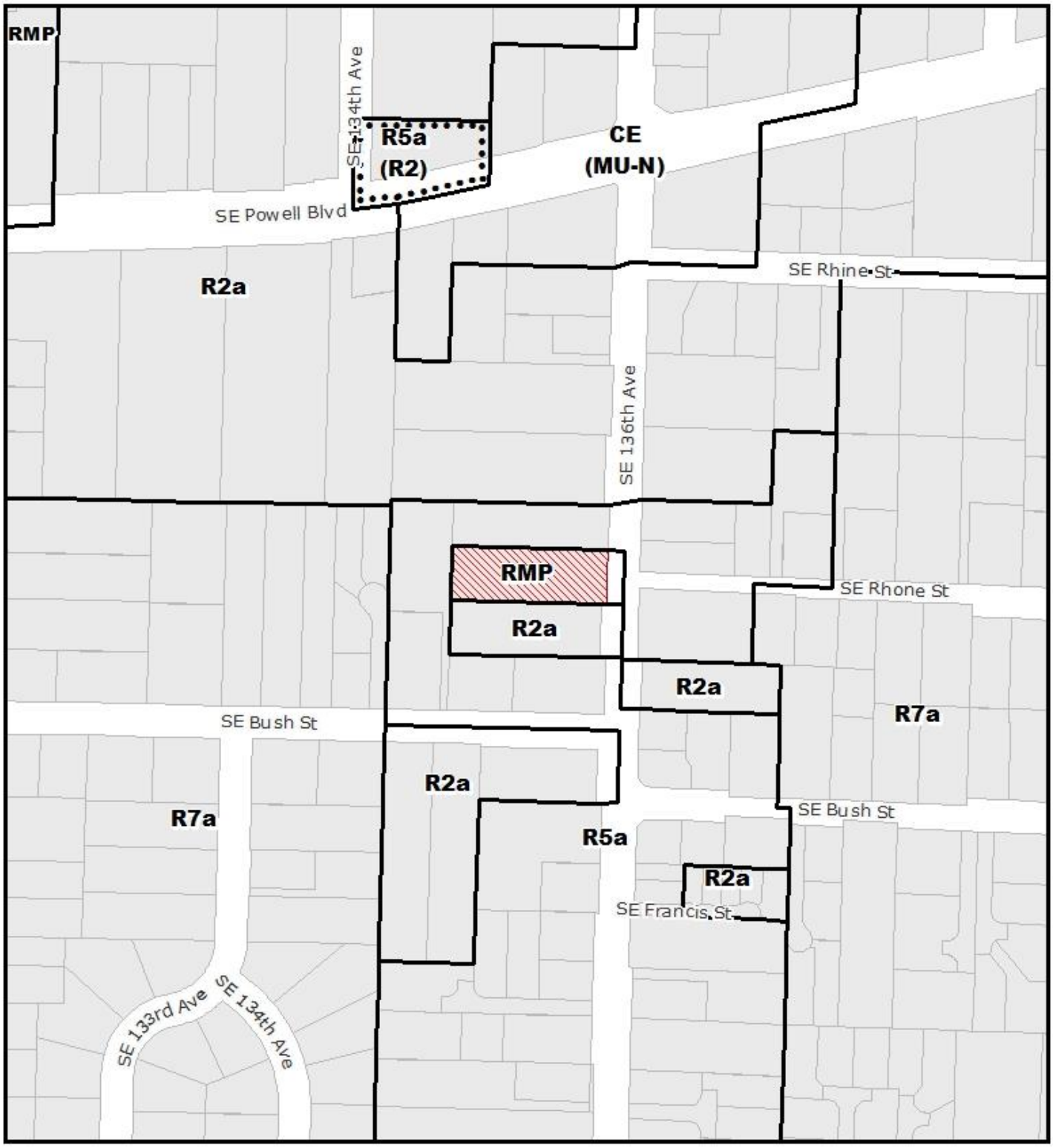
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS
NOT ATTACHED UNLESS INDICATED

A. Applicant's Materials
   1. Applicant's February 5, 2019 Narrative
   2. February 5, 2019 Site Plan
   3. Example Manufactured Dwelling Unit
   4. Air Photo Overview of Site
   5. May 23, 2019 Site Plan
   6. May 23, 2019 Floor Plan
   7. Building Code Appeal Approvals
   8. Applicant's 30-Day Extension of Statutory Clock
B. Zoning Map (Attached)
C. Plans/Drawings:
   1. Site Plan (Attached)
D. Notification information:
   1. Mailing List
   2. Mailed Notice
E. Agency Responses:
   1. Bureau of Environmental Services
   2. Life Safety
   3. Site Development Review Section of BDS
   4. Fire Bureau and Water Bureau
   5. Portland Bureau of Transportation Response #1
   6. Portland Bureau of Transportation Response #2
F. Correspondence: None
G. G. Other:
   1. Original LU Application
   2. Copy of Fee Payment Receipt
   3. February 16, 2019 Incomplete Letter

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).



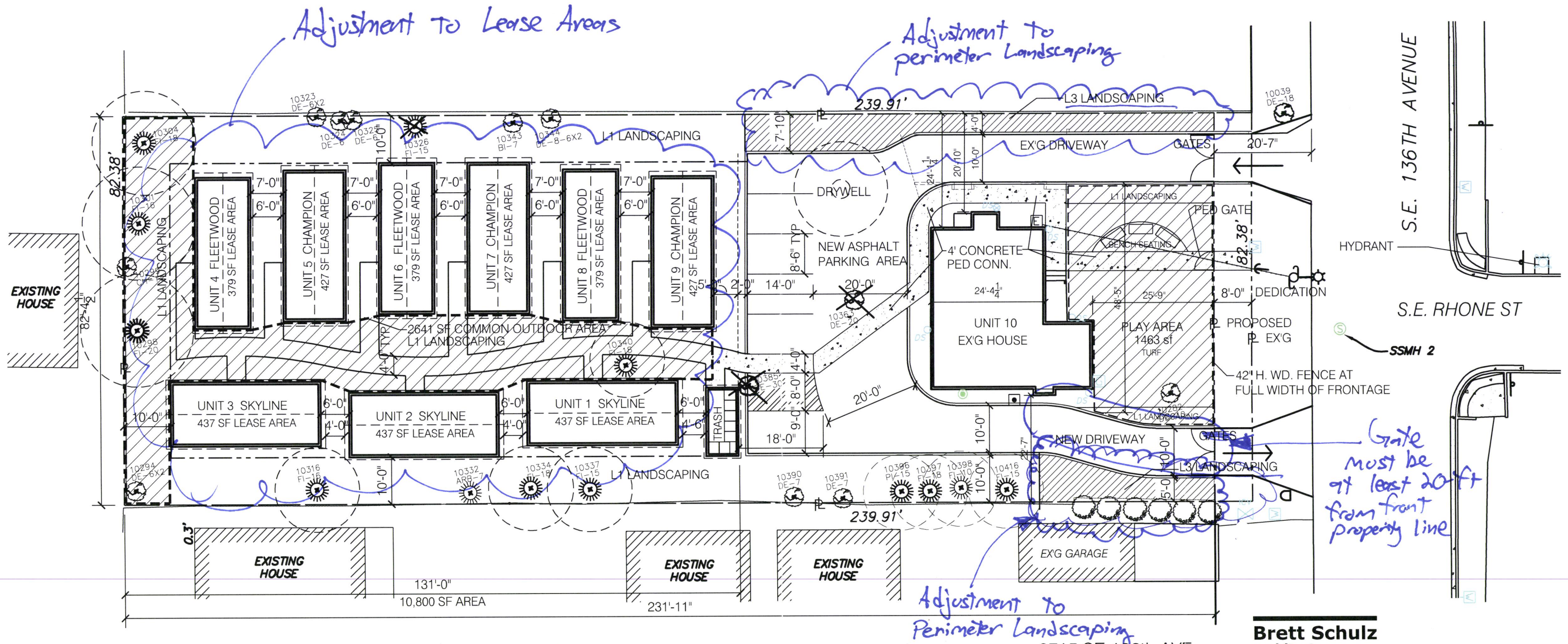
ZONING

NORTH

THIS SITE LIES WITHIN THE:
JOHNSON CREEK PLAN DISTRICT

Site

File No.	LU 19-116473 AD
1/4 Section	3444
Scale	1 inch = 200 feet
State ID	1S2E11DB 5500
Exhibit	B Feb 07, 2019



	PROPOSED	REQUIRED
BUILDING COVERAGE	4,733 SF = 25%	50% MAX
LANDSCAPE AREA	8,544 SF = 45%	30% MIN

0 5' 10' 20'
1"=20' @ 11x17
1"=30' @ 8.5x11

3715 SE 136th AVE

SITE PLAN

June 6, 2019

N

Brett Schulz
architect pc
2500 NE Sandy Blvd, Suite D
Portland, Oregon 97232
503.222.9099
www.brettschulz.com

Approved
City of Portland - Bureau of Development Services
Planner Don Tenhoff Date 9/11/19
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

RECEIVED
JUN 07 2019

CASE NO. LU 19-116473 AD
EXHIBIT C.1