



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

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Date: December 6, 2019
To: Interested Person
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NOTICE OF A TYPE II_x 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 19-150819 LDS PD

GENERAL INFORMATION

Representative: Danelle Isenhardt
Emerio Design
6445 SW Fallbrook Place, #100
Beaverton, OR 97008
(503) 746-8812/ danelle@emeriodesign.com

Owner: Jonathan Malsin
LHM Partners, LLC
75 SE Yamhill Street, #201
Portland, OR 97214

Site Address: 2740 & 2726 SE 26th Avenue

Legal Description: BLOCK 20 LOT 12 EXC PT IN ST, EAST PORTLAND HTS; BLOCK 20 LOT 13 EXC PT IN ST, EAST PORTLAND HTS

Tax Account No.: R226703340, R226703350

State ID No.: 1S1E12BB 10700, 1S1E12BB 10800

Quarter Section: 3333

Neighborhood: Hosford-Abernethy, contact chair@handpdx.org.

Business District: Division-Clinton Business Association, contact info@divisionclinton.com

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010 EXT 314.

Plan District: None

Zoning: Residential 2,500 (R2.5)

Case Type: Land Division Subdivision (LDS) w/ Planned Development (PD)

Procedure: Type II_x, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant is proposing to subdivide the existing site into a total of 4 narrow lots that range in size from 2,167 to 2,715 square feet in size. Each lot is considered to be narrow as they will have a width that is less than the minimum standard of 36-feet for the zone. Such lots are

allowed if they meet the regulations of 33.611.200.C.2. A concurrent Planned Development review is requested for modifications to the following development standards:

- Length of street facing garage wall (33.110.253.D.3.a) from 50 to approximately 58.5 percent for each unit;
- Landscape standards for attached houses (33.110.240.C.1.d) on Lots 2 and 3 from 60 to approximately 55 percent of the area between the front lot line and front building line;
- Building coverage (33.110.225.B) for Lots 2 and 3 from 1,085 and 1,083 square feet, respectively, to approximately 1,252 square feet.

This subdivision proposal is reviewed through a Type IIX procedure because: (1) the site is in a residential zone; (2) four to ten lots are proposed; and (3) a concurrent review (Planned Development) is required (see 33.660.110).

For purposes of State Law, this land division is considered a subdivision. To subdivide land is to divide an area or tract of land into four or more lots within a calendar year, according to ORS 92.010. ORS 92.010 defines “lot” as a single unit of land created by a subdivision of land. The applicant’s proposal is to create 4 units of land (4 lots). Therefore, this land division is considered a subdivision.

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 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones**
- **Section 33.854.31.E, Approval Criteria for Planned Developments in All Zones**
- **Section 33.854.320, Additional Approval Criteria for Modifications of Site-Related Development Standards**

FACTS

Site and Vicinity: The site is located on the east side of SE 26th Avenue between SE Clinton Street and SE Taggart Street. Two existing single family homes were recently removed from the site. No trees are located within the land division site. The development abutting the site to the west and south is primarily made up of single family residential type development. However, the property located directly north of the site (which currently has an apartment complex built in 1915) is zoned for commercial uses. A commercial corridor that has multiple retail types business is located directly north of the subject site at the intersection of SE 26th Ave and SE Clinton Street.

Infrastructure:

- **Streets** – The site has approximately 100-feet of frontage on SE 26th Avenue. At this location, SE 26th Avenue is classified as a Neighborhood Collector, Transit Access Street, City Bikeway, City Walkway, Major Emergency Response Street, and a Local Service Street for all other modes. Tri-Met provides frequent transit service along the site’s frontage via Bus #10. The site’s SE 26th Avenue frontage is improved with a 12-foot wide sidewalk corridor that consists of a curb, 4-foot planter, 6-foot sidewalk, and 2-foot setback to private property (4-6-2).
- **Water Service** – There is an existing 6-inch CI water main in SE 26th Avenue.
- **Sanitary Service** - There is an existing 6-inch clay public combination sewer line within a portion of the site’s SE 26th Avenue frontage.
- **Stormwater Disposal** – There is no public storm-only sewer currently available to this property.

Zoning: The R2.5 designation is one of the City’s single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

Land Use History: City records indicate the following prior land use reviews for this site:

- **LU 15-178616 LDS PD:** Approval of a Preliminary Plan for a 4-lot subdivision, that will result in four narrow lots; Approval of a Planned Development Review with modifications to allow an increase in building coverage, a reduction in front yard landscaping, an increase in height and a modification to garage and main entrance standards. This approval expired.
- **LU 18-109826 APD:** Proposal to amend Planned Development approved through LU 15-178616 LDS PD. This review was withdrawn.

Agency Review: Several Bureaus have responded to this proposal and relevant comments are addressed under the applicable approval criteria. Exhibits “E” contain the complete responses.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **September 19, 2019**. No written responses have been received from the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

33.660.120 The Preliminary Plan for a land division will be approved if the review body finds that the applicant has shown that all of the following approval criteria have been met.

Due to the specific location of this site, and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the criteria that are not applicable. Applicable criteria are addressed below the table.

Criterion	Code Chapter/Section and Topic	Findings: Not applicable because:
B	33.630 – Tree Preservation	No trees in excess of 6 inches in diameter are located fully or partially on the site, or the trees are nuisance species or exempt due to poor condition. <i>Please note, root protection fencing is proposed on site to protect trees on adjacent properties. See criterion G.</i>
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	A phased land division or staged final plat has not been proposed.
F	33.634 - Recreation Area	The proposed density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
I	33.639 - Solar Access	All of the proposed parcels are interior lots (not on a corner). In this context, solar access standards express no lot configuration preference.
J	33.640 - Streams, Springs, Seeps and Wetlands	No streams, springs, seeps or wetlands are evident on the site.

L	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required.
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required.
	33.654.120.D - Common Greens	No common greens are proposed or required.
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required.
	33.654.120.F - Alleys	No alleys are proposed or required.
	33.654.120.G - Shared Courts	No shared courts are proposed or required.
	33.654.130.B - Existing public dead-end streets and pedestrian connections	No public dead-end streets or pedestrian connections exist that must be extended onto the site.
	33.654.130.C - Future extension of dead-end streets and pedestrian connections	No dead-end street or pedestrian connections are proposed or required.
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required.
	33.655 - School District Enrollment Capacity	The proposal is for less than 11 lots or is not in the David Douglas School District.

Applicable Approval Criteria are:

A. Lots. The standards and approval criteria of Chapters 33.605 through 33.612 must be met.

Findings: Chapter 33. 610 contains the density and lot dimension requirements applicable in the RF through R5 zones. The applicant is proposing to create four lots for attached houses. The minimum and maximum density for the site is as follows:

Minimum = $(9,754 \text{ square feet} \times .80) \div 5,000 \text{ square feet} = 1.56$ (which rounds up to a minimum of 2 parcels, per 33.930.020.A)

Maximum = $9,754 \text{ square feet} \div 2,500 \text{ square feet} = 3.90$ (which rounds up to a maximum of 4 lots, per 33.930.020.B)

The required and proposed lot dimensions are shown in the following table:

	Min. Lot Area (square feet)	Max. Lot Area (square feet)	Min. Lot Width* (feet)	Min. Depth (feet)	Min. Front Lot Line (feet)
R2.5 Zone	1,600	NA	36	40	30
Lot 1	2,715		27.77	97.67	27.77
Lot 2	2,170		22.23	97.54	22.23
Lot 3	2,167		22.23	97.41	22.23
Lot 4	2,702		27.77	97.24	27.77

* Width is measured by placing a rectangle along the minimum front building setback line specified for the zone. The rectangle must have a minimum depth of 40 feet, or extend to the rear of the property line, whichever is less.

Narrow Lots

Lots 1 through 4 are between approximately 22 to 27 feet in width, which is narrower than the minimum width of 36-feet for the R2.5 zone. The Zoning Code, however, allows narrower lots if the future development can meet the regulations of 33.611.200.C.

On balance, the proposed lots will have dimensions that are consistent with the purpose of this section;

The lot dimension requirements ensure that: (1) each lot has enough room for a reasonably-sized attached or detached house; (2) lots are of a size and shape that development on each lot can meet the development standards of the R2.5 zone; (3) lots are not so large that they seem to be able to be further divided to exceed the maximum allowed density of the site in the future; (4) each lot has room for at least a small, private outdoor area; (5) lots are wide enough to allow development to orient toward the street; (6) each lot has access for utilities and services; (7) lots are not landlocked; (8) lots don't narrow to an unworkable width close to the street; (9) lots are compatible with existing lots while also considering the purpose of this chapter; and (10) lots are regularly shaped.

The applicant has demonstrated that proposed Lots 1 through 4 are consistent with the purpose of lot dimension regulations for the following reasons:

- The applicant has provided an example of building footprints that meets all applicable setback requirements and is oriented towards the street. Therefore they have demonstrated that the proposed lot(s) can accommodate a reasonably sized house and garage while meeting the majority of development standards of the zoning code;
- The applicant has provided a preliminary utility plan that demonstrates that each lot has access for utilities and services;
- The proposed lots are not landlocked nor do they narrow to an unbuildable width close to the street;
- The proposed lots are compatible with existing lots in the area within the R2.5 zone, exceeding the minimum lot area in the zone of 1,600 square feet. For example, four lots approximately 19.5 to 24.5 feet wide accommodating attached single family residential development are located along SE 26th Avenue abutting the south property boundary of the subject site.

The minimum width for lots that will be developed with detached houses may not be reduced below 25 feet

- The lots will be developed with attached houses; therefore, this standard does not apply.

If the lot abuts an alley, then vehicle access is allowed only from the alley

- The site does not have access from an alley, so this standard does not apply.

Lots must be configured so that development on the site will be able to meet the garage limitation standard of Subsection 33.110.253.D at the time of development

- The applicant has requested a modification to the garage limitation standard of subsection 33.110.253.D through a Planned Development Review as addressed later in this decision.

60 percent landscaping requirement for attached houses

- Lots 1-4 will each have individual driveways that are approximately 10 feet wide. The applicant has requested a modification to the landscape standards required for development on new narrow lots per Zoning Code section 33.110.240.C.2.d through a Planned Development Review as addressed later in this decision.

If parking is not required, alley access and garage limitation requirements do not have to be met if a covenant is provided.

- Parking is not required at this site due to proximity to frequent service transit. However, the applicant has proposed to provide parking for each lot via attached garages. As previously noted, the site does not abut an alley and a modification to the garage limitation standard of subsection 33.110.253.D through a Planned Development Review has been requested.

The findings above show that the applicable density standards are met. Subject to approval of a Planned Development Review, addressed later in this decision, the applicable lot dimension standards can be met.

G. Clearing, Grading and Land Suitability. The approval criteria of Chapter 33.635, Clearing, Grading and Land Suitability must be met.

Findings: The regulations of Chapter 33.635 ensure that the proposed clearing and grading is reasonable given the infrastructure needs, site conditions, tree preservation requirements, and limit the impacts of erosion and sedimentation to help protect water quality and aquatic habitat.

Additionally, where geologic conditions or historic uses of the site indicate that a hazard may exist, the applicant must show that the proposed land division will result in lots that are suitable for development. The applicant may be required to make specific improvements to make the lots suitable for their intended uses and the provision of services and utilities.

Clearing and Grading: In this case, the site is approximately 5-feet above the adjacent street grade but is relatively flat and is not located within the Potential Landslide Hazard Area. Therefore, no significant clearing or grading will be required on the site to make the new lots developable. There are no trees located on site. However, there are trees located on adjacent properties within 15-feet of the site, as identified by the Preliminary Grading and Erosion Control Plan (Exhibit C.5). The applicant provided an Arborist Report (Exhibit A.2) identifying how these trees can be preserved at the time of development. Subject to following the recommendations of the Arborist Report, trees located on adjacent properties may be adequately protected. This criterion is met.

Land Suitability: The site is currently in residential use, and there is no record of any other use in the past. As indicated above, the site is relatively flat and contains no known geological hazards. Therefore, there are no anticipated land suitability issues and the new lots can be considered suitable for new development. This criterion is met.

K. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,

Findings: The transportation system must be capable of supporting the proposed development in addition to the existing uses in the area.

Evaluation factors include: safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, on-street parking impacts, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced and measures to mitigate impacts may be necessary.

The Development Review Section of the Portland Bureau of Transportation (PBOT) has reviewed the application against the evaluation factors and has provided the following findings (see Exhibit E.2):

Street Capacity and Levels of Service

The proposal will result in an increase of 2 single-family residences. These residences can be expected to generate 20 daily vehicle trips with 2 trips occurring in each of the AM and PM Peak Hours. This small increase in peak hour vehicles will not have significant impact on intersection levels of service or street capacity. No mitigation is needed.

Connectivity

The site is less than 140-ft south of east/west SE Clinton Street. Connectivity standards are not applicable.

Vehicle Access/Loading

The new lots will have driveways to provide access to parking and loading.

On-Street Parking Impacts

The new lots will have at least one on-site parking space with potentially an additional space in front of the garage. Impacts to the on-street parking supply should be minimal.

Access Restrictions

There are no access restrictions

Availability of Transit

Tri Met Bus Lines #10 is available to serve the site at SE Clinton and SE 26th, and #9 at SE 26th and Powell, and #

Neighborhood Impacts

The site is being developed with net increase of 2 new single-family residences in compliance with the existing R2.5 zoning. In addition, standard frontage improvements including reconstructed sidewalks will reduce the potential for conflicts between pedestrians and vehicles.

Safety for All Modes

Reconstructed sidewalks along the site frontage will provide adequate pedestrian facilities. This section of SE 26th has separate bike lanes where the City had removed on-street parking on one or both sides.

PBOT has reviewed and concurs with the information supplied and available evidence. No mitigation is necessary for the transportation system to be capable of supporting the proposed development in addition to the existing uses in the area. Standard sidewalk corridor improvements will be required to serve the proposed development (see criterion L. 33.654). This criterion is met.

L. Services and utilities. The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.

Findings: Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The criteria and standards are met as shown in the following table:

33.651 Water Service standard – See Exhibit E.3 for detailed bureau comments.
The Water Bureau has indicated that service is available to the site from the 6-inch CI water main in SE 26 th Avenue, as noted on page 2 of this report. Proposed Lots 2 and 3 may use existing metered services if sized appropriately. The water service standards of 33.651 have been verified. Therefore, this criteria is met.
33.652 Sanitary Sewer Disposal Service standards – See Exhibit E.1 for detailed comments.
The Bureau of Environmental Services has indicated that there is an existing 6-inch clay public combination sewer line within a portion of the site's SE 26 th Avenue frontage, as noted on page 2 of this report. There is no public sanitary sewer available to serve Lot 1. Therefore, the applicant must extend the public sewer in SE 26 th Avenue in order to serve this lot.

Under Public Works Permit (PWP) # EP539, BES Development Engineering approved the Concept Development plans (i.e. 30% design) for the sewer extension on 6/10/19; therefore, BES finds that sanitary sewer can be made available to Lots 1-4 as shown. Prior to final plat approval, BES will require approved plans, a financial guarantee, receipt of all outstanding fees, and a signed permit document. Subject to the aforementioned condition of approval, this criterion can be met.

33.653.020 & .030 Stormwater Management criteria and standards – See Exhibit E.1

No stormwater tract is proposed or required. Therefore, criterion A is not applicable. The applicant submitted Infiltration Testing (Exhibit A.3) to address this criterion and has proposed the following stormwater management methods:

- **Lots 1-4:** Stormwater from these lots will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. Each of these lots has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and accommodate water from a reasonably-sized home.

The Bureau of Environmental Services (BES) has indicated conceptual approval of the applicants proposed method of stormwater management. Therefore, this criterion is met.

33.654.110.B.1 Through streets and pedestrian connections

Generally, through streets should be provided no more than 530 feet apart and pedestrian connections should be provided no more than 330 feet apart. Through streets and pedestrian connections should generally be at least 200 feet apart. The Development Review Section of the Portland Bureau of Transportation (PBOT) has provided the following evaluation of connectivity at this location:

The site is less than 140-ft south of east/west SE Clinton Street. Connectivity standards are not applicable.

For the reasons described above, this criterion is met.

33.654.120.B & C Width & elements of the right-of-way – See Exhibit E.2

The site's SE 26th Avenue frontage is improved with a 12-foot wide sidewalk corridor that consists of a curb, 4-foot planter, 6-foot sidewalk, and 2-foot setback to private property (4-6-2 configuration). In reviewing this land division, PBOT relies on accepted civil and traffic engineering standards and specifications to determine if existing street improvements for motor vehicles, pedestrians and bicyclists can safely and efficiently serve the proposed new development. In this case, PBOT has determined that the applicant shall reconstruct the existing 12-ft wide pedestrian corridor with a 4.5-foot planter, 6-foot sidewalk, and 1.5-foot setback to private property (4.5-6-1.5 configuration) at the time of development. No dedication of right-of-way will be required. With those improvements, the proposed development can be safely served by this existing street without having any significant impact on the level of service provided.

The applicant additionally received approval of a Driveway Design Exception (19-172143 TR) to allow alternative driveway widths for attached houses and waive a requirement for forward motion ingress/egress. This approval was granted based on minimal loss to on street parking and subject to a requirement to remove the street tree north of the utility pole adjacent to Lot 1 and replace with an approved street tree species that will not cause line of sight obstruction.

With the conditions of approval described above, this criterion is met.

33.654.130.A - Utilities (defined as telephone, cable, natural gas, electric, etc.)

Any easements that may be needed for private utilities that cannot be accommodated within the adjacent right-of-ways can be provided on the final plat. At this time no specific utility easements adjacent to the right-of-way have been identified as being necessary. Therefore, this criterion is met.

APPROVAL CRITERIA FOR PLANNED DEVELOPMENTS**33.854.010 Purpose**

These regulations assign Planned Development Reviews to an appropriate procedure type. The approval criteria ensure that innovative and creative development is encouraged when it is well designed and integrated into the neighborhood.

33.854.300 Approval Criteria in General

The approval criteria for Planned Developments are stated below. Planned Developments in all zones must meet the criteria in Section 33.854.310. Some proposals must also meet additional approval criteria, as follows:

- A.** Proposals to modify site-related development standards must meet the criteria in Section 33.854.320.
- B.** Proposals for commercial uses in residential zones must meet the criteria in Section 33.854.330.
- C.** Proposals that do not include a land division must meet the criteria in Section 33.854.340. Proposals that are only using the commercial/mixed use zones Planned Development bonus (See 33.270.100.I) are not required to meet the criteria in Section 33.854.340.

A request for a Planned Development will be approved if the review body finds that the applicant has shown that all of the relevant approval criteria have been met.

Findings: Planned Development review is requested for modifications to the following development standards:

- Length of street facing garage wall (33.110.253.D.3.a) from 50 to approximately 58.5 percent for each unit;
- Landscape standards for attached houses (33.110.240.C.1.d) on Lots 2 and 3 from 60 to approximately 55 percent of the area between the front lot line and front building line;
- Building coverage (33.110.225.B) for Lots 2 and 3 from 1,085 and 1,083 square feet, respectively, to approximately 1,252 square feet.

The Planned Development is not proposing additional height or FAR as allowed by 33.270.100.I. Therefore the criteria of 33.854.310.E and F apply to this proposal. Criteria A (33.854.320) apply as the proposal includes a modifications to development standards. Criteria B (33.854.330) and C (33.854.340) are not applicable as the proposal does not include a commercial use and a land division is included with this review.

33.854.310 Approval Criteria for Planned Developments in All Zones

Criteria A through F apply to proposals for additional height or FAR in the CM2, CM3, CE, and CX zones that are taking advantage of 33.270.100.I. If the Planned Development is not proposing additional height or FAR as allowed by 33.270.100.I, then only criteria E and F apply.

- E.** Configure the site and development to visually integrate both the natural and built features of the site and the natural and built features of the surrounding area. Aspects to be considered include:

1. Orienting the site and development to the public realm, while limiting less active uses of the site such as parking and storage areas along the public realm;

Findings: The proposed attached housing development will be oriented to the public realm and will include prominent features of deep, open front porches providing a direct connection to the adjacent public pedestrian corridor.

Less active uses of the site such as parking are visually minimized, the garage will be located at sidewalk grade and the width of each driveway is limited to 10-feet.

In addition, landscaping is proposed next to the driveways (between the driveway and pathway to each unit entryway), within the middle strip of the site between the entryways for Lots 2 and 3, and exterior side lot lines (Lots 1 and 4), which helps to soften the effect of the vehicle areas, per the attached Landscape Plan (Exhibit C.14) . Due to the small front yard area available to each unit, this will provide each unit with a landscape feature without overwhelming the site.

The proposed homes include ample glazing and their front doors are oriented to the street along with generous porches. The porches provide a strong visual connection between the entry area of the residence and street and enhance public safety by allowing residents to have “eyes on the street” and “to survey activity in their neighborhood from their residence. The shared driveways are designed to be active multi-use space where children can play, residents can wash cars, and complete small projects. It should be noted that since the interior area within the garage will be approximately 13 feet in width, it will allow two vehicles to park within the garage, which will allow more flexibility for other uses within the driveway if desired by the future home owner. Active use of the porch and driveway provide an engaging environment along the street.

This criterion is met.

2. Preservation of natural features on the site, such as stands of trees, water features or topographical elements;

Findings: There are no distinctive natural features present on the site such as trees or water features. The natural grade of the site is located above that of the adjacent sidewalk grade and will predominantly be maintained with the new development, with exception of the front yards to accommodate vehicle access from the street. Therefore, this criterion is met.

3. Inclusion of architectural features that complement positive characteristics of surrounding development, such as similar building scale and style, building materials, setbacks, and landscaping;

Findings: The site is located within the Hosford-Abernethy Neighborhood. This specific area of the neighborhood, south of SE Clinton Street, contains a significant amount of original housing stock, which may be characterized by turn of the century Bungalow style homes. It also includes homes from a variety of eras that define the unique style of the area, which blends original housing stock with newer housing. For example, approximately 450 feet north of the subject site a newer (built in 2008) multi unit condo building addressed 2530 SE 26th Ave was constructed at the corner of SE 26th Ave and SE Division St. This design departed from the historic style seen in the neighborhood with its own architectural style that utilized alternative façade materials (such as metal on the façade facing SE Division St.), while the other street facing façade (facing SE 26th Ave) has a wall of windows (see exhibit G-3). The other prominent characteristics of surrounding development include covered front porches, gable roofs, large eaves, horizontal siding and finished floor elevations located above the adjacent street grade.

The design of the attached houses also provides a buffer and transition between the predominantly single-dwelling residential area to the south and the commercial district to the north. For example, a prominent commercial building located at the corner of SE 26th Ave and SE Clinton St. (2507-2525 SE Clinton) approximately 160 feet northwest of the subject site has a metal façade and roof. The proposed homes utilize metal as a façade material, but also have front porches and balconies and have similar setbacks to surrounding houses, thereby

continuing the residential pattern in the area. The other elements, such as roof design and metal siding complement the commercial development on SE Clinton St. Landscaping will be provided in the front yards consistent with other homes in the area.

The proposed townhomes are compatible in scale and articulation with the neighboring townhomes to the south and the commercial zone to the north. The neighboring townhouses (to the south) are four levels, have ground floor garages and shared driveways with significantly elevated porches. The proposed townhouses complement this character (of the neighborhood) with shared driveways with subgrade garages, gracious entry stairs and porches. The overall bulk of the proposed structure is similar to the neighboring townhouses and complements their articulation.

The applicant has proposed to use a combination of different façade materials on each unit (Exhibits C.7-13). The front and rear facades of each unit will have abundant window area which will be framed by black aluminum window frames. The areas of the front façade that do not include large window area will include a combination of metal panels done in a dark matte grey color. The main floor and planters leading to the units will be constructed using concrete.

The combination of architectural features complements the most positive characteristics of surrounding development. The proposed development enhances the character and design of the neighborhood. Therefore, this criterion is met.

4. Mitigation of differences in appearance through means such as setbacks, screening, landscaping, and other design features;

Findings: The primary difference in appearance from surrounding development is the presence of attached garages on the front façade of each unit with driveways in the front yard, the use of metal siding and flat roofs. In order to mitigate for these differences, the building design uses materials and features common in the area, such as front entries with large porches and abundant windows along the front facade. While the attached garages will differ from the predominant style of the established development, certain design elements are incorporated into the proposed attached houses to minimize the visual and physical appearance of the vehicle area and garage elements on the front facade. These design elements include a large front porch and landscaping at the front of the site. These design elements break up the front facades of the four attached side by side units so the garage doors do not appear to visually be a dominant feature of the front facade while also allowing each front porch to be the dominant visual element for future tenants. The preceding design elements adequately mitigate for the differences in appearance. Therefore, this criterion is met.

5. Minimizing potential negative effects on surrounding residential uses; and

Findings: As described above, the proposal provides a transition from the commercial development pattern on SE Clinton St. and the single-dwelling residential pattern in the adjacent neighborhood. Some of the architectural features, such as the roof design and panel siding are different from surrounding residential development, but are mimicking features found in the commercial area. Those differences are mitigated by keeping the scale and setbacks consistent with the adjacent residential development and incorporating other features such as front porches accessed from the street.

Potential negative effects from having garages along the street facing façade of the attached houses include: a reduction in on-street parking; a decrease in the visual connection between the residence and the street; and street facing facades that are dominated by garages. The proposed development incorporates design elements that will temper any potential detrimental effects on surrounding residential uses. In addition, Transportation (PBOT) has required shared curb cuts for driveways serving each set of attached units in order to preserve as much on-street parking as possible. Therefore, this criterion is met.

6. Preservation of any City-designated scenic resources; and

Findings: There are no City-designated scenic resources on the site. Therefore this criterion does not apply.

- F.** Provide adequate open area on sites zoned RF through R2.5 where proposed development includes attached houses, duplexes, attached duplexes, or multi-dwelling structures. Open area does not include vehicle areas.

Findings: The site plan illustrates an outdoor area at the rear of each parcel of approximately 749 (Lots 1 and 4) and 600 (Lots 2 and 3) square feet in size, measuring approximately 27-feet by 27.77-feet and 27-feet by 22.23-feet, respectively. These areas are well in excess of the minimum required outdoor area for attached houses of 200 square feet and minimum dimensions of 10 feet by 10 feet.

33.854.320 Additional Approval Criteria for Modifications of Site-Related Development Standards

The following criteria apply to modifications of site-related development standards, including parking standards. These modifications are done as part of a Planned Development review and do not have to go through the adjustment process. Modifications to development standards for which adjustments are prohibited may not be considered. The modification will be approved if the following approval criteria are met:

- A. Better meets approval criteria.** The resulting development will better meet the approval criteria of Section 33.854.310, above; and

Findings: The applicant has requested modifications to allow the interior portion of the attached garage to exceed 50 percent of the front façade; reduce the required landscaping between the front lot line and front building line below 60 percent and increase maximum building coverage allowed on each lot.

A modification is requested to the length of street facing garage wall (33.110.253.D.3.a) for each unit. The Zoning Code states the length of the garage wall facing the street may be up to 50 percent of the length of the street facing building façade. The applicant has proposed garages on the ground floor level of each unit. The garage door located along the front façade will appear to meet the 50 percent standard noted above (8-foot wide garage door – 36% or less); however, the interior garage width (13.01') of the new dwelling units will include 58.5 percent of the length of the street facing building façade.

A modification is requested to the landscape standards required for development on new narrow lots. Per Zoning Code section 33.110.240.C.1.d: sixty percent of the area between the front lot line and front building line must be landscaped. At a minimum, the required landscaped area must be planted with ground cover. Up to one-third of the required landscaped area may be for recreational use, or for use by pedestrians. Examples include walkways, play areas, or patios. The applicant is proposing landscaping on approximately 55 percent (Lots 2 and 3) of the area between the front lot line and front building line. This calculation includes the pedestrian walkway to the main entrance as the walkway can be up to 1/3 of the landscaping area. Lots 1 and 4 meet the required landscaping requirement with at least 63% landscaping.

A modification is requested to the building coverage standards for new development proposed. The Zoning Code (section 33.110.225.B) limits maximum building coverage to 50% of lot area based on the lot sizes proposed. The units proposed on Lots 2 and 3 have a building coverage of approximately 1,252 square feet, while the units proposed on Lots 1 and 4 have a building coverage of approximately 1,275 square feet. The two interior lots (Lots 2 and 3) will exceed the maximum building coverage standard by approximately 169 square feet, while the two exterior lots (Lots 1 and 4) meet building coverage. Based on the total site area (9,754 square feet), the applicants overall building coverage proposed on the entire site is 51.8 percent.

The findings above demonstrate that the proposal will better meet the approval criteria. Therefore, this criterion is met.

B. Purpose of the standard. On balance, the proposal will be consistent with the purpose of the standards for which a modification is requested.

Findings: The purpose of Building Coverage standards (33.110.225.A) in Single-Dwelling Zones is as follows:

The building coverage standards, together with the height and setback standards control the overall bulk of structures. They are intended to assure that taller buildings will not have such a large footprint that their total bulk will overwhelm adjacent houses. Additionally, the standards help define the character of the different zones by limiting the amount of buildings allowed on a site.

The purpose of Alternative Development Options associated with landscape standards for attached housing (33.110.240.A) is as follows:

The alternative development options allow for variety in development standards while maintaining the overall character of a single-dwelling neighborhood. These options have several public benefits:

- They allow for development that is sensitive to the environment, especially in hilly areas and areas with water features and natural drainageways;
- They allow for the preservation of open and natural areas;
- They promote better site layout and opportunities for private recreational areas;
- They promote opportunities for affordable housing;
- They promote energy-efficient development;
- They allow for the provision of alternative structure types where density standards are met; and
- They reduce the impact that new development may have on surrounding residential development.

The purpose of Additional Standards for Garages (33.110.253.A) in Single-Dwelling Zones is as follows:

- Together with the window and main entrance standards, ensure that there is a physical and visual connection between the living area of the residence and the street;
- Ensure that the location and amount of the living area of the residence, as seen from the street, is more prominent than the garage;
- Prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;
- Provide for a more pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and
- Enhance public safety by preventing garages from blocking views of the street from inside the residence.

As noted in the findings above, the garage entrances at sidewalk grade and a large front porch and balcony are provided for each unit. This effect helps to ensure a physical and visual connection between the large open front porches of the units and the street, limiting the presence of the garages. Each entrance is clearly identifiable from the street and may be easily found from the adjacent sidewalk, with pathways separated from the driveways. As previously addressed, additional design considerations include windows across the majority of the front and rear facades and landscaping at the front of the site.

The driveway and entry areas make it infeasible to add plantings at the foundation, but planters at each unit are provided along the entry walkways.

In addition, the increase in building coverage when examined for the site as a whole is minimal. The proposed units mimic the bulk of the existing attached units located directly south of the

site, while the property located directly north of the subject site is zoned for commercial development which has less restrictive building coverage, height, and setback standards.

Together, these design elements will prevent the garage and vehicle areas from dominating the views of the neighborhood from the sidewalk. The large front porch and balcony allows the structure to connect to the public street, allowing the building to blend in well and add additional architectural interest within the neighborhood built environment even without the minimum amount of landscaping between the units and the front lot line, while the building coverage increase is very minor and will enhance the visual design of the units without causing any negative impacts on adjacent properties.

On balance, the proposal will be consistent with the purpose of garage, landscaping, and building coverage standards as demonstrated by the preceding findings. Therefore, this criterion is met.

DEVELOPMENT STANDARDS

Development standards that are not relevant to the land division review, have not been addressed in the review. 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 development standards of Title 11 can be met, and those 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.

Future Development

Among the various development standards that will be applicable to this lot, the applicant should take note of:

- Narrow Lots-- development on Lots 1-4 will be subject to the following standard at the time of development permitting:

Height of the structures will be limited to 1.5 times the width of the structure, per 33.110.215.B.2.

Existing development that will remain after the land division. The site is currently vacant, so the division of the property will not cause the structures to move out of conformance or further out of conformance with any development standard applicable in the R2.5 zone. Therefore, this land division proposal can meet the requirements of 33.700.015.

OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical expertise of appropriate service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards applicable to this preliminary partition proposal.

Bureau	Code Authority and Topic
Development Services/503-823-7300 www.portlandonline.com/bds	Title 24 – Building Code, Flood plain Title 10 – Erosion Control, Site Development Administrative Rules for Private Rights-of-Way
Environmental Services/503-823-7740 www.portlandonline.com/bes	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 www.portlandonline.com/fire	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185	Title 17 – Public Right-of-Way Improvements

www.portlandonline.com/transportation	Transportation System Plan
Urban Forestry (Parks)/503-823-4489 www.portlandonline.com/parks	Title 11 –Trees
Water Bureau/503-823-7404 www.portlandonline.com/water	Title 21 – Water availability

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

- The applicant must meet the requirements of the Fire Bureau in regards to addressing requirements and fire apparatus access, including aerial access. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1 (Exhibit E.4).
- The applicant must meet the requirements of Urban Forestry for paying a fee in lieu for the loss of 2 required street tree planting spaces, prior to Final Plat approval. This requirement is based on the standards of Title 11 (Exhibit E.6).

CONCLUSIONS

The applicant has proposed a 4-lot subdivision and Planned Development, as shown on the attached preliminary plan (Exhibits C.1- C.5). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions.

The Planned Development review includes modifications to building coverage, front yard landscaping, and garage standards. As noted in this report, the project is able to meet the relevant approval criteria based on substantial conformance with applicable standards and established situations in the surrounding neighborhood. With approval requiring that the permit drawings substantially conform to the attached site plans and elevation drawings (Exhibits C.1-15), the request meets the applicable criteria and should be approved.

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 4 lot subdivision, that will result in four narrow lots, as illustrated with Exhibits C.1-5;

Approval of a Planned Development Review for the following modifications:

- Length of street facing garage wall (33.110.253.D.3.a) from 50 to approximately 58.5 percent for each unit;
- Landscape standards for attached houses (33.110.240.C.1.d) on Lots 2 and 3 from 60 to approximately 55 percent of the area between the front lot line and front building line;
- Building coverage (33.110.225.B) for Lots 2 and 3 from 1,085 and 1,083 square feet, respectively, to approximately 1,252 square feet.

Per the approved Exterior Elevations and Floor Plans (Exhibits C.6-12), Preliminary Site/Utility Plan (Exhibit C.4), Renderings (Exhibit C.13), and Landscape Plan (Exhibit C.14), subject to the following conditions:

A. The final plat must show the following:

1. If required, a recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs). The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A Declaration of Maintenance Agreement for (name of feature) has been recorded as document no. _____, Multnomah County Deed Records."

B. The following must occur prior to final plat approval:

1. The applicant shall meet the requirements of the Bureau of Environmental Services (BES) for extending a public sewer main in the SE 26th Avenue. The applicant must complete one of the following to the satisfaction of BES:
 - a. Through a Public Works Permit submit approved engineered plans, provide a financial guarantee, pay all outstanding fees and provide a signed permit document.
 - b. Construct the public sewer and pay associated fees under a BES Simplified Permit.
2. The applicant must pay into the City Tree Preservation and Planting Fund [Street Trees – Fee in Lieu of Planting and Establishment (per inch)] the amount equivalent to 3-inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau.

C. The following conditions are applicable to site preparation and the development of individual lots:

1. 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 the following exhibits: Exterior Elevations and Floor Plans (Exhibits C.6-12), Preliminary Site/Utility Plan (Exhibit C.4), Renderings (Exhibit C.13), and Landscape Plan (Exhibit C.14). The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 19-150819 LDS PD. No field changes allowed."
2. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height from the fire access as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof.
3. Development on Lots 1-4 shall be in conformance with the applicant's arborist report (Exhibit A.2). Specifically, trees numbered 2 through 7, located on adjacent properties, are required to be preserved. Tree protection fencing is required along the root protection zone of the trees to be preserved. The fence must be 6-foot high chain link and be secured to the ground with 8-foot metal posts driven into the ground. Encroachment into the specified root protection zones may only occur if it meets the Tree Protection Specifications of 11.60.030.
4. Lot(s) 2 and 3 must be developed with attached dwelling units.
5. The applicant shall meet the requirements of the City Engineer for right of way improvements along the frontage of Lots 1 through 4. As a part of these improvements, the applicant must remove the street tree north of the utility pole adjacent to Lot 1 and replace with an approved street tree species that will not cause line of sight obstruction.

Staff Planner: Sean Williams

Decision rendered by:  **on December 4, 2019**
 By authority of the Director of the Bureau of Development Services

Decision mailed: December 6, 2019

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. 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 April 19, 2019, and was determined to be complete on September 6, 2019.

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 April 19, 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 did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: January 4, 2020.**

Note: 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 Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on December 20, 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 contact the receptionist at 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.ci.portland.or.us .

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 Hearings Officer 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 Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City's approval of the preliminary plan.**

Recording concurrent approvals.

If the preliminary land division approval also contains approval of other land use decisions (examples include adjustments, conditional uses, and environmental reviews), these other approvals will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **December 20, 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 concurrent approvals. The preliminary land division approval also includes concurrent approval of a Planned Development. For purposes of determining the expiration date, there are two kinds of concurrent approvals: 1) concurrent approvals that were necessary in order for the land division to be approved; and 2) other approvals that were voluntarily included with the land division application. The following approvals were necessary for the land division to be approved: Planned Development. This approval expires if:

- The final plat is not approved and recorded within the time specified above, or
- Three years after the final plat is recorded, none of the approved development or other improvements (buildings, streets, utilities, grading, and mitigation enhancements) have been made to the site.

All other concurrent approvals expire three years from the date rendered, unless a building permit has been issued, or the approved activity has begun. Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Arborist Report
 - 3. Simplified Approach Stormwater Report
 - 4. Memo (September 4, 2019)
 - 5. Driveway Design Exception
 - 6. Fire flow
 - 7. Neighborhood Contact
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Coversheet
 - 2. Existing Conditions
 - 3. Preliminary Plat (attached)
 - 4. Preliminary Site/Utility Plan (attached)
 - 5. Preliminary Grading and Erosion Control Plan
 - 6. North/South Exterior Elevations (attached)
 - 7. East/West Exterior Elevations (attached)
 - 8. Ground Floor Plan
 - 9. Second Floor Plan
 - 10. Third Floor Plan
 - 11. Fourth Floor Plan
 - 12. Roof Plan
 - 13. Renderings
 - 14. Landscape Plan
 - 15. Surrounding Neighborhood
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division
 - 7. Life Safety Plans Examiner
- F. Correspondence: NONE
- G. Other:
 - 1. Original LU Application
 - 2. 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



Site



Historic Landmark

File No.	LU 19-150819 LDS PD
1/4 Section	3333
Scale	1 inch = 200 feet
State ID	1S1E12BB 10700
Exhibit	B Apr 23, 2019

SE 26TH AVENUE
 4 LOT SUBDIVISION
 TAX MAP T1S R1E 12BB
 PORTLAND, OREGON

PRELIMINARY PLAT

NO.	DATE	DESCRIPTION

EMPRIO
Engineering
 4445 SW FALLBROOK BLVD., SUITE 100
 BEAVERTON, OREGON 97008
 TEL: 503-336-5888
 FAX: 503-336-9932

SHEET 3
 OF 5



LEGEND

PROPERTY LINE
 ADJACENT/ALTERNATE LOT LINE
 CENTER LINE ROW
 SET BACK LINE

ZONE
 R2.5

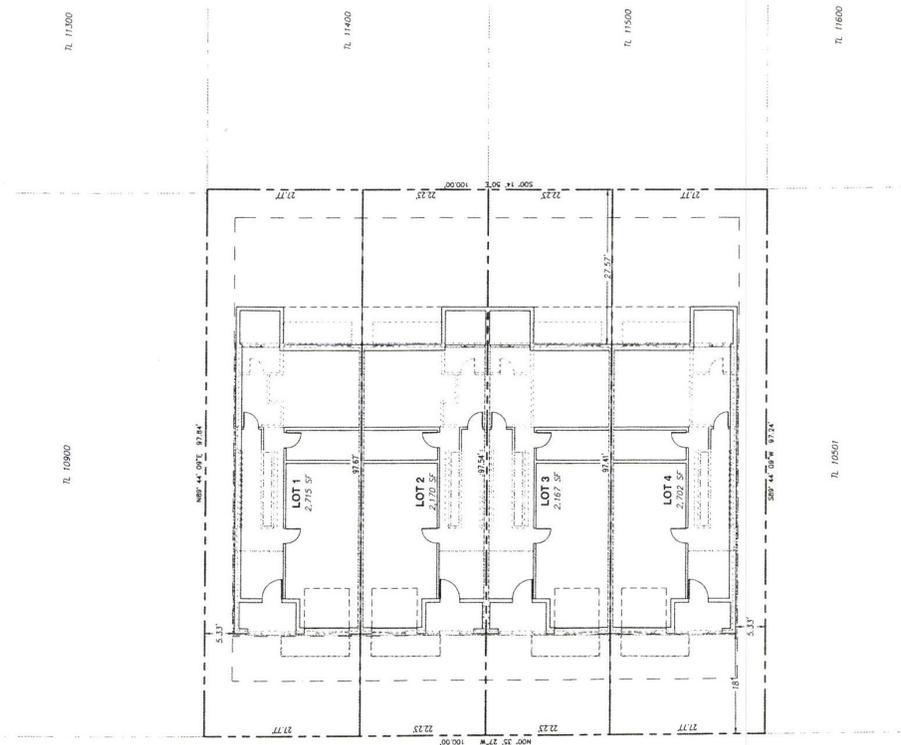
SETBACKS
 FRONT: 10 FT.
 CORNER: 18 FT.
 REAR: 5 FT.
 SIDE: 5 FT.
 INTERIOR: 0 FT.

MAXIMUM COVERAGE ALLOWED

LOT 1	13.0%
LOT 2	13.0%
LOT 3	13.0%
LOT 4	13.0%

PROPOSED COVERAGE

LOT 1	12.5%
LOT 2	12.5%
LOT 3	12.5%
LOT 4	12.5%



S.E. 26TH AVENUE

CASE NO. 19-150819
 EXHIBIT C-3

SE 26TH AVENUE
 4 LOT SUBDIVISION
 TAX MAP T1S R1E 12BB
 PORTLAND, OREGON

PRELIMINARY
 SITE/UTILITY PLAN



NO.	DATE	DESCRIPTION

SHEET
 4 OF 5



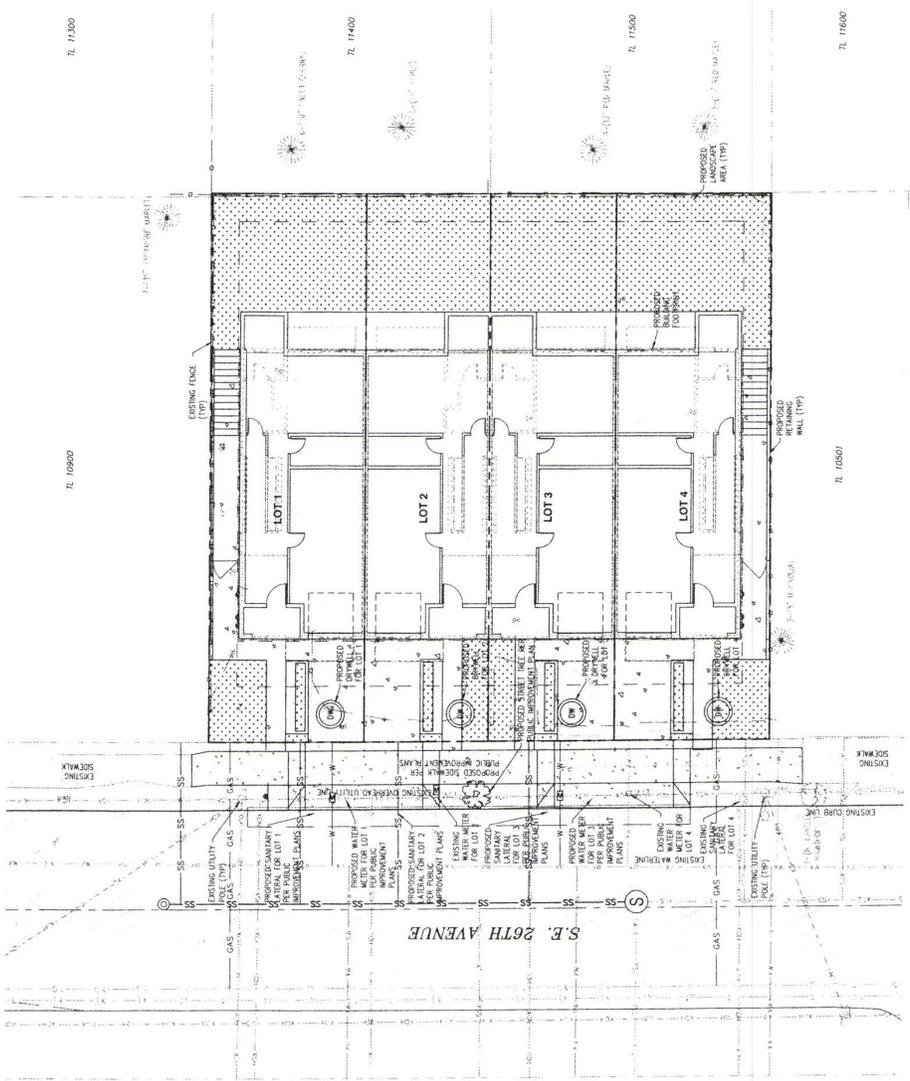
- LEGEND**
- BOUNDARY LINE
 - - - - - ADJACENT/ADJOINING LOT LINE
 - CENTER LINE ROW
 - EXISTING SANITARY SEWER MAIN/LL
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING GAS VALVE
 - EXISTING UTILITY AND LIGHT POLE
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING FENCE/ENCLOSURE
 - PROPOSED SANITARY LATERAL
 - PROPOSED WATER METER

FRONT LANDSCAPE AREA REQUIREMENT

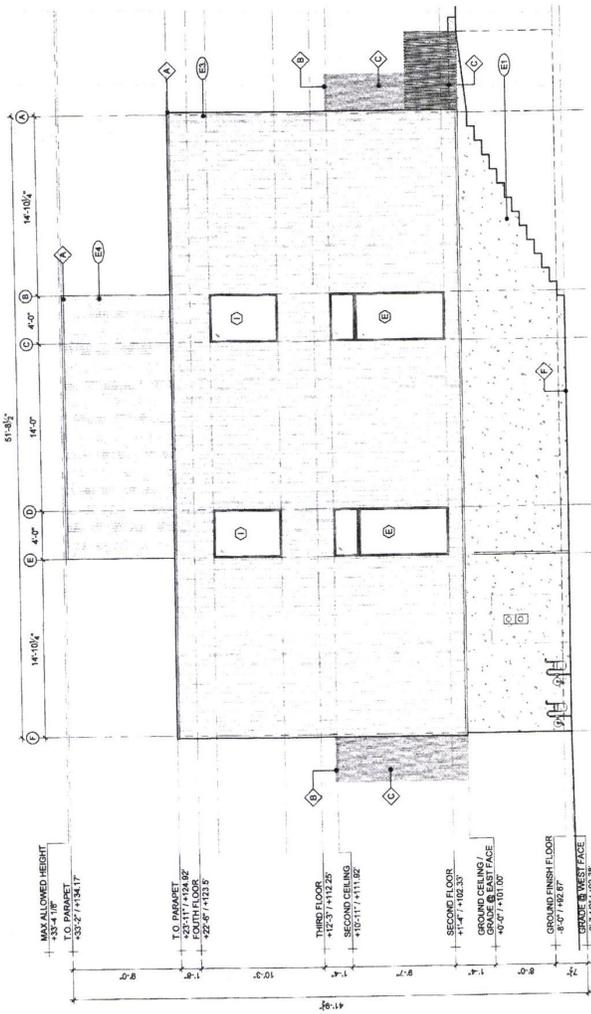
LOT 1 =	308 SF (60%)
LOT 2 =	244 SF (60%)
LOT 3 =	244 SF (60%)
LOT 4 =	207 SF (60%)

PROPOSED FRONT LANDSCAPE AREA

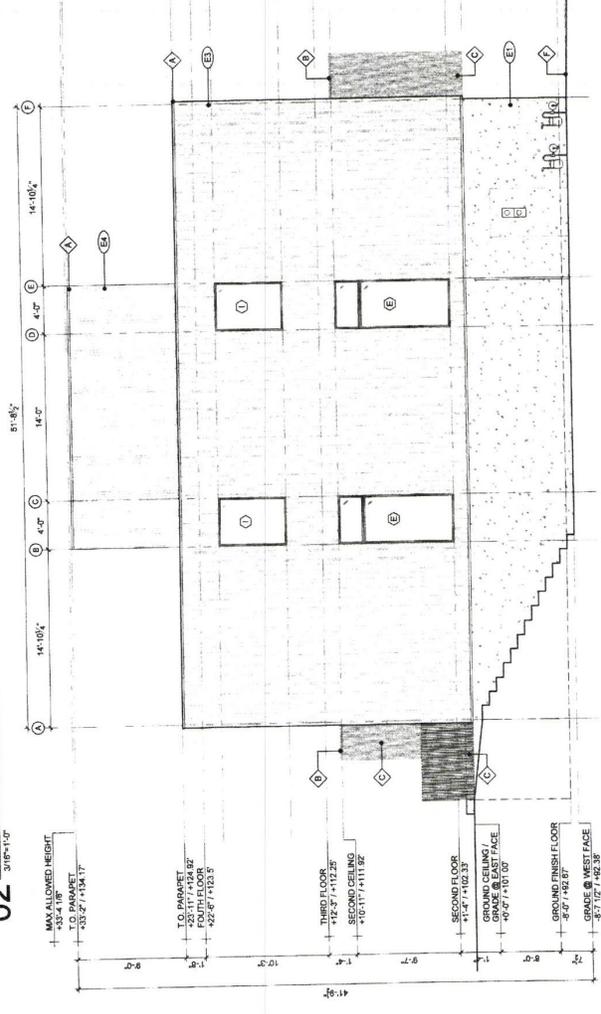
LOT 1 =	233 SF (55%)
LOT 2 =	270 SF (65%)
LOT 3 =	270 SF (65%)
LOT 4 =	313 SF (65%)



CASE NO. 19-150819
 EXHIBIT C.4

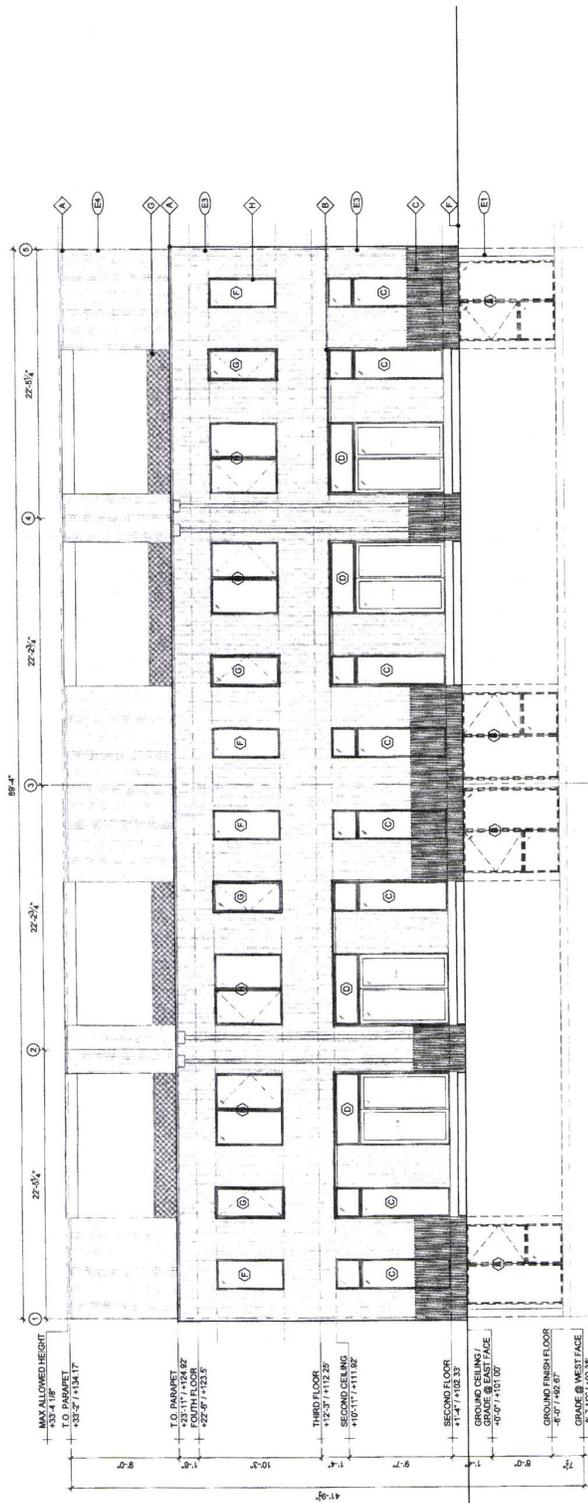


02 SOUTH EXTERIOR ELEVATION
3/16/17

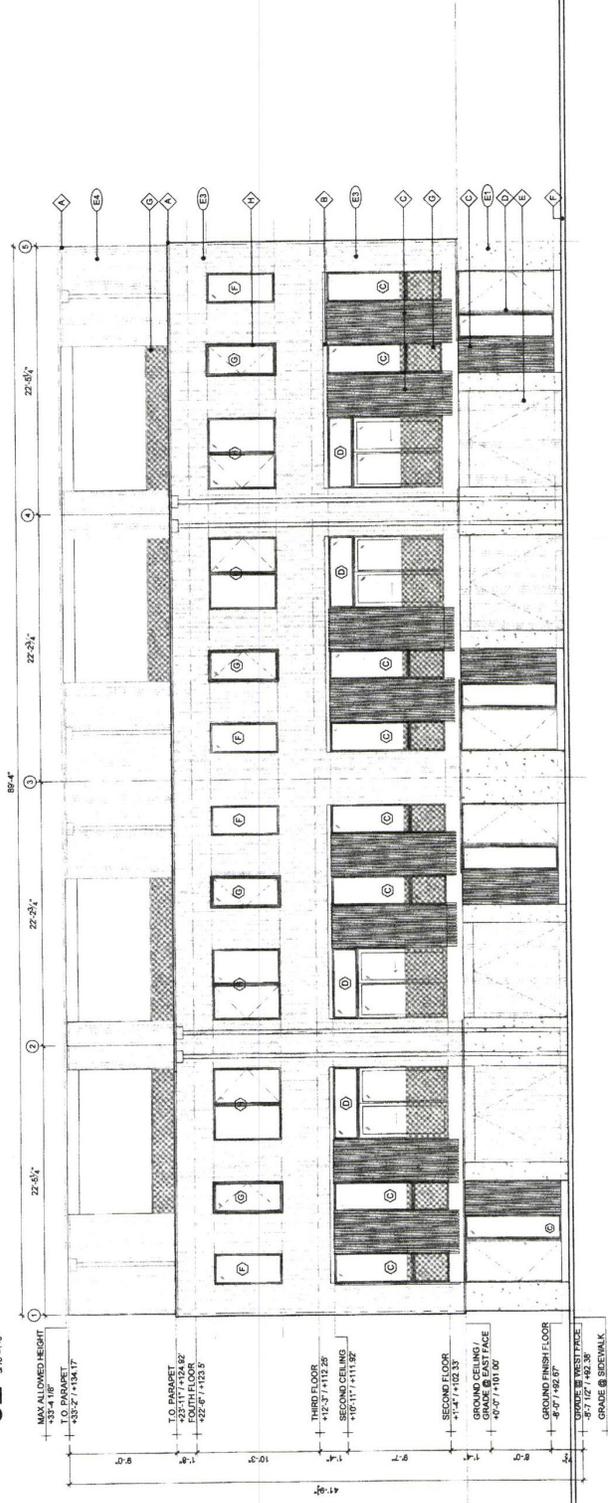


01 NORTH EXTERIOR ELEVATION
3/16/17

CASE NO. 19-150879
EXHIBIT C.6



02 EAST EXTERIOR ELEVATION
3/16/19



01 WEST EXTERIOR ELEVATION
3/16/19

CASE NO. 19-150819
EXHIBIT 6.7