



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

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Date: August 30, 2022
To: Interested Person
From: David Besley, Land Use Services
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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 22-149956 AD

GENERAL INFORMATION

Applicants: Andrea Abboushi + Laurie Linville-Gregston
Ankrom Moisan Architects
38 NW Davis Street, Suite 300
Portland, OR 97202

Owner/Applicant: Mary-Rain O'Meara
Central City Concern
232 NW 6th Avenue
Portland, OR 97209

Site Address: 11250 SE DIVISION ST

Legal Description: BLOCK 1 LOT 4 EXC PT IN ST, MCGREWS TR; BLOCK 1 LOT 5 EXC PT IN ST, MCGREWS TR

Tax Account No.: R550000130, R550000100

State ID No.: 1S2E10AB 03700, 1S2E10AB 03600

Quarter Section: 3342

Neighborhood: Powellhurst-Gilbert, contact at pgnaboard@gmail.com

Business District: Midway, contact info@midwaybusiness.org.

District Coalition: East Portland Community Office, contact at info@eastportland.org

Plan District: Johnson Creek Basin

Zoning: CM2 (Commercial/Mixed Use 2) and RM2 (Residential Multi-Dwelling 2)

Case Type: AD (Adjustment Review)

Procedure: Type II, an administrative decision with appeal to the Adjustment Committee

Proposal:

The applicant is proposing to build a new 4-story housing complex with 65 single-room occupancy/group living units and 25 studio units (dwelling units) on a split-zoned RM2/CM2 lot. The minimum required density is 1 dwelling unit per 1,450 sq.ft. in both zones (Portland Zoning Code Sections 33.130.207, Table 130-2 and 33.120.212, Table 120-3). Eleven units are required on both the CM2 and RM2 portions of the lot. While the proposal exceeds the minimum density for the lot as a whole (22 required dwelling units total, 25 proposed dwelling units), the building is primarily proposed within the RM2-zoned portion (to the east) with parking primarily on the CM2-zoned portion (to the west); therefore, an Adjustment is requested to reduce the minimum density from 11 units to 0 units on the CM2-zoned portion of the lot.

For lot lines in the CM2 zone abutting residentially zoned sites, the Portland Zoning Code requires a minimum building setback of 10 feet and a landscape buffer to the L3 landscaping standard (Section 33.130.215.B, Table 130-2). The southern edge of the proposed housing complex is 10 feet from the abutting residentially zoned site to the south (RM2), but the westernmost 15 feet of the south building elevation (the portion of the building within the CM2 zone, where this standard applies) is proposed to have 5 feet of L3 landscape and 5 feet of L1 landscape between the building and the south property line. Additionally, the southern edge of the parking lot is only 5 feet from this abutting residentially-zoned site with only 5 feet of L3 landscaping proposed. An Adjustment is therefore requested to reduce the minimum required landscape buffer from 10 feet to 5 feet.

Relevant Approval Criteria:

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

ANALYSIS

Site and Vicinity: The 30,318 square foot site is located on the south side of SE Division Street, about halfway between SE 112th Avenue and SE 115th Avenue. The site is vacant, relatively flat, and split-zoned with the western half zoned CM2 and the eastern half zoned RM2. The surrounding vicinity is developed with a mix of 1 to 2-story single-dwelling residences to the north, 2-4 story multi-dwelling apartment buildings to the east and south, and commercial/mixed use development along SE Division Street.

Zoning: The Commercial/Mixed Use 2 (CM2) zone is a medium scale zone intended for sites in a variety of centers, along corridors, and in other mixed-use areas that have frequent transit service. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to four stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, provide a strong relationship between buildings and sidewalks, and complement the scale of surrounding residentially zoned areas.

The Residential Multi-Dwelling 2 (RM2) zone is a medium-scale multi-dwelling zone that is generally applied in and around a variety of centers and corridors that are well-served by transit. Allowed housing is characterized by buildings of up to three or four stories with a higher percentage of building coverage than in the RM1 zone, while still providing opportunities for landscaping and outdoor spaces that integrate with residential neighborhood characteristics. The major types of new housing development will be a diverse range of multi-dwelling structures and other compact housing that contribute to the intended urban scale of centers and corridors, while providing transitions in scale and characteristics to lower-scale residential neighborhoods.

Development standards are intended to allow for flexibility of development while maintaining compatibility within the City's various neighborhoods.

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 **July 8, 2022**. The following Bureaus have responded as follows:

- The Portland Bureau of Transportation responded with no concerns regarding the Adjustment review and included information about Title 17 (Transportation Plan) requirements (Exhibit E.1);
- The Bureau of Environmental Services responded with no concerns regarding the Adjustment review and included information about stormwater management plan requirements (Exhibit E.2);
- The Life Safety Review Section of the Bureau of Development Services (BDS) responded with no concerns regarding the Adjustment review, and noted that a Building Permit is required for the work proposed and the proposal must be designed to meet all building codes and ordinances (Exhibit E.3); and
- The Fire Bureau responded with no concerns regarding the Adjustment review, and included information about the Portland Fire Code (Exhibit E.4).

The following Bureaus have responded with no concerns (Exhibit E.5):

- The Site Development Review Section of BDS; and
- The Water Bureau.

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 Adjustment Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

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

Findings: The applicant is proposing to build a new 4-story housing complex with 65 single-room occupancy/group living units and 25 studio units (dwelling units), which requires two Adjustments to

1. reduce the minimum density from 11 units to 0 units on the CM2-zoned portion of the lot; and
2. reduce the minimum required landscape buffer from 10 feet to 5 feet from the abutting residentially-zoned site to the south.

The purpose statement (relevant sections in bold) and associated findings are found below:

33.130.207 Minimum Density

The minimum density standards ensure that the service capacity is not wasted and that the City's housing goals are met

As noted in the Proposal section above, the applicant is proposing to build a new 4-story housing complex with 65 single-room occupancy/group living units and 25 studio units (dwelling units) on a split-zoned RM2/CM2 lot. The minimum required density is 1 dwelling unit per 1,450 sq.ft. in both zones (Portland Zoning Code Sections 33.130.207, Table 130-2 and 33.120.212, Table 120-3). Eleven units are required on

both the CM2 and RM2 portions of the lot. While the proposal exceeds the minimum density for the lot as a whole (22 required dwelling units total, 25 proposed dwelling units), the building is primarily proposed within the RM2-zoned portion (to the east) with parking primarily on the CM2-zoned portion (to the west); therefore, an Adjustment is requested to reduce the minimum density from 11 units to 0 units on the CM2-zoned portion of the lot. By exceeding the minimum density for the lot as a whole by 3 units (not including the additional 65 single-room occupancy units), this standard is met.

33.130.215 Setbacks

*The required building setbacks promote streetscapes that are consistent with the desired character of the different commercial/mixed use zones. The setbacks promote buildings close to the sidewalk to reinforce a pedestrian orientation and built-up streetscape. **The setback requirements for areas that abut residential zones promote commercial/mixed use development that will maintain light, air, and the potential for privacy for adjacent residential zones.***

The front setback requirements for Civic Corridors in Eastern and Western pattern areas provide opportunities for additional pedestrian space and separation from the vehicle traffic along these major streets to create an environment for building users and pedestrians that is less impacted by close proximity to traffic, and provide opportunities for front landscaping reflective of the vegetated characteristics of these neighborhood pattern areas.

The minimum building setbacks along local service streets adjacent to residential zones work together with requirements for step downs in building height (33.130.210.B.2.b.) to ensure that there is a transition in street frontage characteristics to lower scale residential zones. In these situations, the building setback regulations promote street frontages with landscaping and residential uses to provide a transition and a cohesive street environment with similar street frontage characteristics on both sides of the street, and limit exterior display and storage to minimize impacts to nearby residentially-zoned areas.

As noted in the *Proposal* section above, the southern edge of the proposed housing complex is 10 feet from the abutting residentially zoned site to the south (RM2), but the southern edge of the parking lot is as close as 5 feet from this abutting residentially-zoned site with only 5 feet of L3 landscaping proposed. Additionally, the westernmost 15 feet of the south building elevation (the portion of the building within the CM2 zone, where this standard applies) is proposed to have 5 feet of L3 landscape and 5 feet of L1 landscape between the building and the south property line. As a condition of approval, the entire area to the south of this 15-foot building length must be landscaped to the L3 standard (See Exhibit C.2) in order to promote privacy for the adjacent residential area to the south.

Aside from this 15-foot building length, the setback reduction is in an area with a parking lot instead of a structure, and there will therefore be no impacts to light, air, and the potential for privacy for adjacent residential zones. The parking area will provide the minimum required 5 feet of L3 Landscaping for lot lines abutting residential zone lot lines (Table 266-5), which will provide screening for the parking lot.

The Fire Bureau has reviewed the request for reduced building setback and offered no concerns with regards to separation for fire protection, or access for fire-fighting.

As conditioned, this criterion is 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

Findings: The subject site is split-zoned with the western half zoned CM2 and the eastern half zoned RM2. The Adjustments requested are both on the CM2-zoned portions of the lot. At this location, the City's Transportation System Plan classifies SE Division Street as a Major Transit Priority Street. PBOT has indicated no concerns regarding the proposal's consistency with the classification of adjacent streets.

The Portland Zoning Code defines "desired character" as "the preferred and envisioned character (usually of an area) based on the purpose statement or character statement of the base zone, overlay zone, or plan district. It also includes the preferred and envisioned character based on any adopted area plans or design guidelines for an area." In this instance, Desired Character is defined by the character statement of the CM2 zone, the Johnson Creek Basin Plan District, and the Outer Southeast Community Plan.

The characteristics of the CM2 zone states:

The Commercial/Mixed Use 2 (CM2) zone is a medium-scale zone intended for sites in a variety of centers, along corridors, and in other mixed-use areas that have frequent transit service. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to four stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, provide a strong relationship between buildings and sidewalks, and complement the scale of surrounding residentially zoned areas.

The proposed 4-story housing complex will be consistent with the CM2 zone's intentions of providing residential uses in an area with frequent transit service (Including TRIMET bus Line 2 along SE Division Street). The pedestrian-oriented development will be supportive of transit, will provide a strong relationship between the building and sidewalks, and will complement the scale of surrounding residentially zoned areas, which are primarily zoned RM2 and similarly allow a height of 45 feet (Table 120-3).

The characteristics of the CM2 zone states:

The Johnson Creek Basin plan district 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.

There are no physical constraints (significant natural resources, steep and hazardous slopes, flood plains, wetlands, etc.) on site. As noted in the Agency Review section above, the Bureau of Environmental Services responded with no concerns regarding the Adjustment review.

The Outer Southeast Community Plan includes a housing policy to "Provide a variety of housing choices for outer southeast community residents of all income levels by

maintaining the existing sound housing stock and promoting new housing development” (Outer Southeast Community Plan, page 49). This policy of the plan includes objectives to “increase opportunities for multifamily housing in areas convenient to shopping and transit” and “preserve and increase the supply of housing affordable to households below the median income” (Outer Southeast Community Plan, Objectives 5 and 7, page 49). The proposed housing complex supports these policies/objectives by providing an 85-unit building with a mix of Single Room Occupancy [Sleeping Units] and Studio Units [Dwelling Units] in a transit and commercial-oriented area (SE Division Street). The development will be dedicated to affordable permanent transitional housing with supportive services and amenities (see Exhibit A).

This proposal is therefore consistent with the desired character of the area.

This criterion is 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

Findings: While two Adjustments are requested to reduce the minimum density on the CM2-zoned portion of the lot and to reduce the minimum required landscape buffer from 10 feet to 5 feet from the abutting residentially-zoned site to the south, these standards are unrelated in terms of their purposes and impacts and will therefore not have a cumulative effect. Granting the Adjustments will still result in a project which is consistent with the overall purpose of the CM2 zone, as stated in Approval Criterion B.

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

Findings: City designated scenic resources are identified on the Official Zoning Map with a lower case “s” and historic resources are designated by a large dot or as being within the boundaries of a Historic or Conservation district. There are no such resources present on the site; therefore, this criterion is not applicable.

- E.** Any impacts resulting from the Adjustment are mitigated to the extent practical; and

Findings: As noted in the findings above (Approval Criterion A), while an Adjustment is requested to reduce the minimum density on the CM2-zoned portion of the lot, the site in its entirety exceeds the minimum density. A condition of approval will ensure the area to the south of the 15-foot building length in the CM2 zoned portion of the lot will be landscaped to the L3 standard in order to promote privacy for the adjacent residential area to the south (as shown in Exhibit C.2). Impacts are therefore mitigated to the extent practical.

As conditioned, this criterion is 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;

Findings: Environmental overlay zones are designated on the Official Zoning Map with either a lowercase “p” (Environmental Protection overlay zone) or a “c” (Environmental Conservation overlay zone). No environmental zoning is applied to the site; therefore, this criterion is not applicable.

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 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.

CONCLUSIONS

The applicant is proposing to build a new 4-story housing complex with 65 single-room occupancy/group living units and 25 studio units (dwelling units) on a split-zoned RM2/CM2 lot, which requires two Adjustments to

1. reduce the minimum density from 11 units to 0 units on the CM2-zoned portion of the lot zones; and
2. reduce the minimum required landscape buffer from 10 feet to 5 feet from the abutting residentially-zoned site to the south.

Eleven units are required on both the CM2 and RM2 portions of the lot. While the proposal exceeds the minimum density for the lot as a whole (22 required dwelling units total, 25 proposed dwelling units), the building is primarily proposed within the RM2-zoned portion with parking primarily on the CM2-zoned portion (to the west). By exceeding the minimum density for the lot as a whole by 3 units (not including the additional 65 single-room occupancy units), the proposal meets the purpose of the density standards.

The southern edge of the proposed housing complex is 10 feet from the abutting residentially zoned site to the south (RM2), but the southern edge of the parking lot is as close as 5 feet from this abutting residentially-zoned site with only 5 feet of L3 landscaping proposed. Additionally, the westernmost 15 feet of the south building elevation is proposed to have 5 feet of L3 landscape and 5 feet of L1 landscape between the building and the south property line. As a condition of approval, the entire area to the south of this 15-foot building length must be landscaped to the L3 standard in order to promote privacy for the adjacent residential area to the south.

Aside from this 15-foot building length, the setback reduction is in an area with a parking lot instead of a structure, and there will therefore be no impacts to light, air, and the potential for privacy for adjacent residential zones.

The proposed 4-story housing complex will be consistent with the CM2 zone's intentions of providing residential uses in an area with frequent transit service (Including TRIMET bus Line 2 along SE Division Street). The pedestrian-oriented development will be supportive of transit, will provide a strong relationship between the building and sidewalks, and will complement the scale of surrounding residentially zoned areas, which are primarily zoned RM2 and similarly allow a height of 45 feet.

The Outer Southeast Community Plan includes a housing objectives to "increase opportunities for multifamily housing in areas convenient to shopping and transit" and "preserve and increase the supply of housing affordable to households below the median income." The proposed housing complex supports these objectives by providing an 85-unit building with a mix of Single Room Occupancy and Studio Units in a transit and commercial-oriented area. The development will be dedicated to affordable permanent transitional housing with supportive services and amenities. This proposal is therefore consistent with the desired character of the area.

The proposal meets the applicable approval criteria and should be approved.

ADMINISTRATIVE DECISION

Approval of two Adjustments to

1. reduce the minimum density from 11 units to 0 units on the CM2-zoned portion of the lot (Portland Zoning Code Sections 33.130.207, Table 130-2); and

2. reduce the minimum required landscape buffer from 10 feet to 5 feet from the abutting residentially-zoned site to the south (Section 33.130.215.B, Table 130-2)

to build a new 4-story housing complex, per the approved plans, Exhibits C.1 and C.2 dated August 18, 2022, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 22-149956 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. The area between the southern property line and the westernmost 15 feet of the building (the portion of the building within the CM2 zone) must be landscaped to the L3 landscape standard (see Exhibit C.2).

Staff Planner: David Besley



Decision rendered by: _____ **on August 18, 2022.**

By authority of the Director of the Bureau of Development Services

Decision mailed: August 30, 2022

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 June 3, 2022, and was determined to be complete on July 6, 2022.

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 June 3, 2022.

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: November 3, 2022.**

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, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received **by 4:30 PM on September 13, 2022. The completed appeal application form must be emailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for Office of Community and Civic Life recognized organizations for the appeal of Type II and IIX decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

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 13, 2022** 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 Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Landscape Plan (attached)
 - 3. Elevation Drawings
 - 4. 3D Renderings
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Transportation Engineering and Development Review
 - 2. Bureau of Environmental Services
 - 3. Life Safety Section of BDS
 - 4. Fire Bureau
 - 5. Bureaus responding with no concerns (Site Development and Water Bureau)
- F. Correspondence:
- G. Other:
 - 1. Original LU Application and Receipt
 - 2. Incompleteness determination letter, dated June 29, 2022

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).