

ORDINANCE No. 185860

*Amend the Comprehensive Plan Map designation and change zoning of property in the vicinity of 7424 N Mississippi Ave. at the request of Haddish Tarekegn, Pristine Cleaning LLC (Ordinance; LU 12-160096 CP ZC).

The City of Portland ordains:

Section 1. Council finds:

1. The Applicant seeks, in the vicinity of property at 7424 N. Mississippi Avenue, the following:
 - a. a Comprehensive Plan Map Amendment from General Commercial to Urban Commercial for the property legally described as Lots 3 and 4, Block 24, Fairport, a recorded plat in Multnomah County; and
 - b. a Zoning Map Amendment from General Commercial (CG) to Mixed Commercial/Residential (CM) for the property legally described as Lots 3 and 4, Block 24, Fairport, a recorded plat in Multnomah County; and
 - c. a Comprehensive Plan Map Amendment from High Density Single Dwelling Residential to Urban Commercial for the property legally described as Lots 5 through 8, Block 24, Fairport, a recorded plat in Multnomah County; and
 - d. a Zoning Map Amendment from Residential 5,000 (R5) to Mixed Commercial/Residential (CM) for the property legally described as Lots 5 through 8, Block 24, Fairport, a recorded plat in Multnomah County.
2. An application complying with all requirements of Title 33, Planning and Zoning, of the Code of the City of Portland seeking amendment of the Comprehensive Plan Map and Zoning Map has been received with the proper fee for filing paid.
3. The Hearings Officer held a duly noticed public hearing on October 29, 2012, and a Recommendation was issued on December 5, 2012, (BDS File No. LU 12-160096 CP ZC). The Hearings Officer recommended approval of the requested Comprehensive Map Amendments and Zoning Map Amendments, with conditions.
4. The requested Comprehensive Plan Amendments and Zoning Map Amendments, based on the findings contained in the Recommendation of the Hearings Officer, are found to be in conformance with the Comprehensive Plan and relevant Title 33 approval criteria.

NOW THEREFORE, the Council directs:

- a. City Council adopts the facts, findings, conclusions and recommendations of the Hearings

Officer in BDS File No. LU 12-160096 CP ZC.

- b. The Comprehensive Plan Map Amendments and Zoning Map Amendments for the property legally described as Lots 3 through 8, Block 24, Fairport, a recorded plat in Multnomah County, are approved as follows:
 1. A Comprehensive Plan Map Amendment from General Commercial to Urban Commercial for Lots 3 and 4, Block 24, Fairport, a recorded plat in Multnomah County.
 2. A Zoning Map Amendment from General Commercial (CG) to Mixed Commercial/Residential (CM) for Lots 3 and 4, Block 24, Fairport, a recorded plat in Multnomah County.
 3. A Comprehensive Plan Map Amendment from High Density Single Dwelling Residential to Urban Commercial for Lots 5 through 8, Block 24, Fairport, a recorded plat in Multnomah County.
 4. A Zoning Map Amendment from Residential 5,000 (R5) to Mixed Commercial/Residential (CM) for Lots 5 through 8, Block 24, Fairport, a recorded plat in Multnomah County.
 5. The Comprehensive Plan Map and Zoning Map Amendments for Lots 3 through 8, Block 24, Fairport, a recorded plat in Multnomah County (hereinafter the "Subject Property"), are subject to the conditions below. Any violation of these conditions shall be subject to the enforcement procedures in the City code, but will not void the Comprehensive Plan Map and Zoning Map Amendments:
 - A. Uses on the Subject Property are limited to a total of 444 weekday AM and 327 weekday PM peak hour trips.
 1. If the Subject Property is separated and/or divided into separate lots, the trip cap applies to the cumulative development/uses on the original 15,000 square foot site described as Lots 3-8, Block 24, Fairport.
 2. When the Subject Property is redeveloped or when additional commercial floor area is proposed on the Subject Property that will result in 10,500 square feet or more of commercial floor area and/or three or more new residential units, Applicant must submit a traffic analysis prepared by a professional traffic consultant. The analysis must confirm that the maximum number of vehicle trips associated with the development project(s), plus the existing uses on the Subject Property, will not exceed the 444 weekday AM and 327 weekday PM peak hour trip cap. The traffic analysis must be submitted as part of the Building Permit application for PBOT review.

Section 2. The Council declares an emergency exists because there should be no delay in the beneficial use of the above-described property; therefore, this ordinance shall be in full force and

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effect from and after its passage by the Council.

Passed by the Council: JAN 16 2013

City Auditor LaVonne Griffin-Valade

Prepared by: Gregory Frank

Date Prepared: January 8, 2013

LaVonne Griffin-Valade

Auditor of the City of Portland

By

A handwritten signature in blue ink, appearing to read "Susan Parsons", is written over the word "By".

Deputy

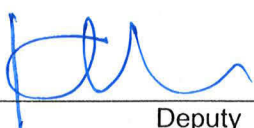

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Agenda No.
ORDINANCE NO.
 Title

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INTRODUCED BY Commissioner/Auditor: LaVonne Griffin-Valade	CLERK USE: DATE FILED <u>JAN 11 2013</u>
COMMISSIONER APPROVAL Mayor—Finance and Administration - Hales Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Novick	LaVonne Griffin-Valade Auditor of the City of Portland By:  Deputy
BUREAU APPROVAL Bureau: Auditor's Office Bureau Head: LaVonne Griffin-Valade Prepared by: Gregory J. Frank/rs Date Prepared: January 8, 2013	ACTION TAKEN:
Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Council Meeting Date January 16, 2013	
City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter 	

AGENDA
TIME CERTAIN <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion)
CONSENT <input type="checkbox"/>
REGULAR <input checked="" type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	1. Fritz 	
2. Fish	2. Fish 	
3. Saltzman	3. Saltzman 	
4. Novick	4. Novick 	
Hales	Hales 	