

ORDINANCE No. 188225 As Amended

*Amend the Comprehensive Plan Map designation and amend the Zoning Map for property at 6012 SE Yamhill Street at the request of Rudy Munzel (Ordinance; LU 15-280008 CP ZC)

The City of Portland ordains:

Section 1. Council finds:

1. The Applicant seeks, for the properties at 6012 SE Yamhill Street, the following:
 - a. a Comprehensive Plan Map Amendment from High Density Single Dwelling to Low Density Multi-Dwelling for the property at Townhouse Multi-Dwelling Residential for the portion of Lot 6 Block 3, LEONARD TRACTS in the City of Portland, County of Multnomah, State of Oregon, lying southerly of a line created by extending the South Line of Lots 1 and 4 Block 3, LEONARD TRACTS Easterly through and dissecting said Lot 6 Block 3, LEONARD TRACTS; and
 - b. a Zoning Map Amendment from R5 (Residential 5,000) to R2 (Residential 2,000) for LEONARD TRACT, BLOCK 3, LOT 1 EXC PT IN ST, LOT 4, LOT 6, (collectively referred to as the "Property").
2. The City received 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 with the proper fee for filing paid.
3. The Hearings Officer held a duly noticed public hearing on December 7, 2016, and issued a Recommendation on December 22, 2016, (BDS File No. LU 15-280008 CP ZC). The Hearings Officer recommended approval of the requested Comprehensive Map Amendment and Zoning Map Amendment, with conditions.
4. Based on the findings contained in the Recommendation of the Hearings Officer, the City Council finds the requested Comprehensive Plan Amendment and Zoning Map Amendment are 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 15-280008 CP ZC.
- b. The Comprehensive Plan Map Amendment and Zoning Map Amendment for the portion of Lot 6 Block 3, LEONARD TRACTS in the City of Portland, County of Multnomah, State of Oregon, lying southerly of a line created by extending the South Line of Lots 1 and 4 Block

3, LEONARD TRACTS Easterly through and dissecting said Lot 6 Block 3, LEONARD TRACTS is approved as follows: a Comprehensive Plan Map Amendment from High Density Single Dwelling to Low Density Multi-Dwelling Residential for this portion of the Property.

- c. The Zoning Map Amendment for LEONARD TRACT, BLOCK 3, LOT 1 EXC PT IN ST, LOT 4, LOT 6 in the City of Portland, County of Multnomah, State of Oregon is approved as follows: a Zoning Map Amendment from R5 (Residential 5,000) to R2 (Residential 2,000) for the Property.
- d. The Comprehensive Plan Map and Zoning Map Amendments are subject to the conditions below. Any violation of these conditions will be subject to the enforcement procedures in the City code, but will not void the Comprehensive Plan Map and Zoning Map Amendments:

A. As part of the building permit application submittal, the following development-related condition (B) must be noted on each of the 4 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 15-280008 CP ZC." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. During future redevelopment of this site, the applicant must either show that, to the satisfaction of BES post-developed stormwater runoff can be infiltrated on-site or must limit total impervious area coverage so that it does not exceed existing conditions (approximately 65%, or 17,000sf). This condition may be waived by BES based on future hydraulic assessments of the combined sewer system. In all cases the City's stormwater management standards current at the time of building permit submittal must be adhered to.

Section 2. The Council declares that an emergency exists because expediting this approval will assist in addressing the City's housing emergency; therefore, this ordinance shall be in full force and effect on and after its passage by Council.

Passed by the Council: FEB 09 2017

Commissioner Chloe Eudaly
Prepared by: Matt Wickstrom, BDS
Date Prepared: February 9, 2017

Mary Hull Caballero

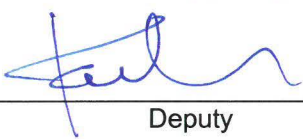

Auditor of the City of Portland

By


Deputy

Agenda No. **188225** As Amended
ORDINANCE NO.
 Title

*Amend the Comprehensive Plan Map designation and amend the Zoning Map for property at 6012 SE Yamhill Street at the request of Rudy Manziel (Ordinance; LU 15-280008 CP ZC)

INTRODUCED BY Commissioner/Auditor: Commissioner Chloe Eudaly	CLERK USE: DATE FILED <u>JAN 31 2017</u>
COMMISSIONER APPROVAL Mayor—Finance and Administration - Wheeler Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Eudaly <i>CBE</i>	Mary Hull Caballero Auditor of the City of Portland By:  Deputy ACTION TAKEN:
BUREAU APPROVAL Bureau: Paul L. Scarlett Bureau Head: Director, Bureau of Development Services  Prepared by: Leanne Torgerson Date Prepared: January 30, 2017 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 February 9, 2017, 2:00 PM (TC)	
City Attorney Approval <i>Dees</i>	

AGENDA
TIME CERTAIN <input checked="" type="checkbox"/> Start time: 2:00 PM Total amount of time needed: 1 hour (for presentation, testimony and discussion)
CONSENT <input type="checkbox"/>
REGULAR <input 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. Eudaly	4. Eudaly	✓	
Wheeler	Wheeler	✓	

Vote #5