

IMPACT STATEMENT

Proposal: The request is not for a legislative action, but instead is a Type III Quasi-Judicial Comprehensive Plan Map amendment from Neighborhood Commercial and Medium Density Multi-Dwelling to Urban Commercial, and a Zoning Map Amendment from Neighborhood Commercial 2 and Residential 1,000 to Storefront Commercial.

Contact name: Mark Moffett, Senior City Planner, Land Use Services

Contact phone: 503-823-7806

Presenter name: Mark Moffett

Purpose of proposal and background information:

The request is not for a legislative action, but instead is a Type III Quasi-Judicial Comprehensive Plan Map amendment Neighborhood Commercial and Medium Density Multi-Dwelling to Urban Commercial, and a Zoning Map Amendment from Neighborhood Commercial 2 and Residential 1,000 to Storefront Commercial, at 2815 SW Barbur Boulevard. Legislative Procedures described in Zoning Code Chapter 33.740 are handled by the Bureau of Planning & Sustainability. Quasi-Judicial Procedures described in Zoning Code Chapter 33.730, commonly known as "Land Use Reviews" are handled by the Bureau of Development Services. Quasi-judicial procedures specifically describe the City Council as the decision-maker for Type III Comprehensive Plan Map Amendment and concurrent review requests, per 33.730.030.E.3.

In this case, the Land Use Review includes a Comprehensive Plan Map Amendment and Zoning Map Amendment. The Hearings Officer has submitted a recommendation of conditional approval. Staff will be presenting the Hearings Officer's recommendation at the hearing.

Financial and budgetary impacts:

This is not a legislative action, but rather a Type III quasi-judicial land use review to change the Comprehensive Plan Map and Zoning Map designations on the site. The request comes from the consultant representing the property owner. There are no costs to the City associated with this quasi-judicial land use review. The City resources necessary to review the Comprehensive Plan Map Amendment and Zoning Map Amendment are fully covered by the land use review fees paid by the applicant. As such, this request has no impact on generating or reducing revenue coming to the City.

Community impacts and community involvement:

The notification procedures for this Type III land use application followed the public involvement requirements contained within the Portland Zoning Code, as reviewed and adopted by the Portland City Council.

For Type III Land Use Reviews, the Zoning Code requires public notice be mailed to recognized neighborhood and business associations that are within 1,000 feet of the site. For this site, the South Portland Neighborhood Association, the South Portland Business Association, and the Southwest Neighborhoods Inc. (district coalition) all received notice. In addition, all property

owners within the 400 feet of the site are also mailed notice of the public hearing and the site is posted with notice boards. City Bureaus and Tri-Met.

A written Notice of Proposal was sent to the above-referenced entities notifying them of the proposal and seeking their comments. Comments from the public were received by city staff and the Hearings Officer during the review process.

Budgetary Impact Worksheet

Does this action change appropriations?

- ☐ **YES:** Please complete the information below.
☒ **NO:** Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

GREG WINTEROWD
WINTERBROOK PLANNING
310 SW 4TH AVE #1100
PORTLAND OR 97204

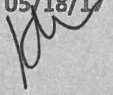
RUN OUR DREAM LLC
ATTN: ROB BREWSTER
1157 FEDERAL AVE E
SEATTLE WA 98102-4314

LESLIE CLIFF
BORA ARCHITECTS
720 SW WASHINGTON ST SUITE 800
PORTLAND OR 97205

BUREAU OF DEVELOPMENT SERVICES
HEARINGS CLERK
1900 SW 4TH AVE
PORTLAND OR 97201

EMAILED: MARK MOFFETT, LAUREN KING, BDS
HEARINGS CLERKS, HEARINGS OFFICE CLERKS, DOUG
MORGAN, KURT KRUEGER, DAWN KRANTZ, ROBERT
HALEY, DAWN UCHIYAMA, ELISABETH REESE CADIGAN,
MARI MOORE, BPS-GIS, MEGHAAN DAVIS, TONI
ANDERSON

LU 16-186417 CP ZC
ORDER OF COUNCIL MAILED: 05/18/17

A handwritten signature in black ink, appearing to be 'P. M.', is written over the date '05/18/17' in the 'ORDER OF COUNCIL MAILED' line.



NOTICE OF FINAL DECISION

TO: All Interested Persons
DATE: May 18, 2017
RE: LU 16-186417 CP ZC

Consider the proposal of proposal of Greg Winterowd on behalf of Run our Dream LLC and the recommendation from the Hearings Officer for conditional approval to change the Comprehensive Plan Map designation from Neighborhood Commercial and Medium Density Multi-Dwelling to Urban Commercial, and the Zoning Map designation from Neighborhood Commercial 2 and Residential 1,000 to Storefront Commercial for property at 2815 SW Barbur Boulevard (Hearing; LU 16-186417 CP ZC)

On May 17, 2017, at approximately 9:30 a.m., at a regularly scheduled meeting in Council Chambers, the Council voted 3-0 and passed Ordinance No.188376.

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with the Board within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. The Board's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call the Land Use Board of Appeals at 1-503-373-1265 or visit LUBA's website (www.oregon.gov/LUBA) for further information on filing an appeal.

Encl.





Portland City Auditor
Council Clerk/Contracts Division

Auditor Mary Hull Caballero
Council Clerk Karla Moore-Love

May 18, 2017

Greg Winterowd
Winterbrook Planning
310 SW 4th Ave #1100
Portland, OR 97204

Run Our Dream LLC
Attn.: Rob Brewster
1157 Federal Avenue E
Seattle, WA 98102-4314

RE: LU 16-186417 CP ZC

Consider the proposal of proposal of Greg Winterowd on behalf of Run Our Dream LLC and the recommendation from the Hearings Officer for conditional approval to change the Comprehensive Plan Map designation from Neighborhood Commercial and Medium Density Multi-Dwelling to Urban Commercial, and the Zoning Map designation from Neighborhood Commercial 2 and Residential 1,000 to Storefront Commercial for property at 2815 SW Barbur Boulevard (Hearing; LU 16-186417 CP ZC)

Dear Applicant:

On May 17, 2017, at approximately 9:30 a.m., at a regularly scheduled meeting in Council Chambers, the Council voted 3-0 and passed Ordinance No.188376, effective June 17, 2017, 30 days from passage.

This Ordinance must to be recorded with the Multnomah County Recorder within 10 days of receipt of this letter. **Please send a check to this office for \$56.00 payable to the Multnomah County Recorder, indicating the file number on your check.**

Yours sincerely,
Mary Hull Caballero
Auditor of the City of Portland
By:


Karla Moore-Love, Council Clerk

Encl.

Cc: Leslie Cliff, Bora Architects





File No. LU 16-186417 CP ZC
1/4 Section 3328
Scale 1 inch = 200 feet
State_Id 1S1E09AA 2300
Exhibit B.2 (Apr 06, 2017)