

Agenda No. ~~471~~ 479

**ORDINANCE NO. 190461**

Amend the Comprehensive Plan Map and Zoning Map for properties at 2636 NE Dekum Street, 6705 NE 27th Avenue, 6623 NE 27th Avenue, 6325 NE 27th Avenue and 6305 NE 27th Avenue at the request of the Concordia University Foundation (LU 20-204990 CP ZC)

The City of Portland ordains:

Section 1. Council finds:

1. The Applicant seeks a Comprehensive Plan Map Amendment from Institutional Campus to Single-Dwelling – 5,000, and a Zoning Map Amendment from Campus Institutional (CI1) zone to Residential 5,000 (R5) zone, for the following five properties:
  1. 2636 NE Dekum Street (1N1E13BC 14500), legally described as “IRVINGTON PK, BLOCK 72, E ½ of LOT 17, E ½ of LOT 18 EXC PT IN ST”;
  2. 6705 NE 27th Avenue (1N1E13BC 14200), legally described as “IRVINGTON PK, BLOCK 72, LOT 15”;
  3. 6623 NE 27th Avenue (1N1E13BC 13900), legally described as “IRVINGTON PK, BLOCK 72, LOT 12”;
  4. 6325 NE 27th Avenue (1N1E13CB 5500), legally described as “IRVINGTON PK, BLOCK 56, LOT 7”;
  - and
  5. 6305 NE 27th Avenue (1N1E13CB 5700), legally described as “IRVINGTON PK, BLOCK 26, LOT 2&4”.

**Introduced by**

Commissioner Dan Ryan

**Bureau**

Development Services

**Prepared by**

Marguerite Feuersanger,  
Gabby Bruya

**Date Prepared**

May 25, 2021

**Requested Council Date**

June 16, 2021

**Requested Agenda Type**

Time Certain  
2:45 pm for 1 hour

**Date Filed with Clerk**

June 8, 2021

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 Comprehensive Plan Map and Zoning Map Amendment Review with the proper fee for filing paid.
3. The Hearings Officer held a duly noticed public hearing on April 19, 2021 and issued a Recommendation on May 3, 2021 (BDS File No. LU 20-204990 CP ZC and Hearings Office 4210001). The Hearings Officer recommended approval of the requested Comprehensive Plan Map and Zoning Map Amendment. The Hearings Officer's recommendation adopted and incorporated the facts, findings, and conclusions of the BDS Staff Report and Recommendation dated April 9, 2021, as corrected by the addition of two words.
4. Based on the findings and conclusion contained in the Recommendation of the Hearings Officer, the City Council finds the Comprehensive Plan Map and Zoning Map Amendment are in conformance with the Comprehensive Plan and relevant Title 33 approval criteria.

NOW THEREFORE, the Council directs:

- a. Adoption of the recommendation of the Hearings Officer in BDS File No. LU 20-204990 CP ZC, including the facts, findings, and conclusions of the BDS Staff Report and Recommendation dated April 9, 2021, as corrected by the Hearings Officer.
- b. Approval of the Comprehensive Plan Map Amendment from Institutional Campus to Single-Dwelling - 5,000 and Zoning Map Amendment from Campus Institutional 1 (CI1) zone to Residential 5,000 (R5) zone with the retention of the Aircraft Landing "h" overlay zone for the following properties:
  1. 2636 NE Dekum Street (1N1E13BC 14500), legally described as "IRVINGTON PK, BLOCK 72, E ½ of LOT 17, E ½ of LOT 18 EXC PT IN ST";
  2. 6705 NE 27th Avenue (1N1E13BC 14200), legally described as "IRVINGTON PK, BLOCK 72, LOT 15";
  3. 6623 NE 27th Avenue (1N1E13BC 13900), legally described as "IRVINGTON PK, BLOCK 72, LOT 12";
  4. 6325 NE 27th Avenue (1N1E13CB 5500), legally described as "IRVINGTON PK, BLOCK 56, LOT 7"; and
  5. 6305 NE 27th Avenue (1N1E13CB 5700), legally described as "IRVINGTON PK, BLOCK 26, LOT 2&4".

Passed by Council: June 23, 2021

**MARY HULL CABALLERO**

Auditor of the City of Portland

Action Taken: June 16, 2021 Passed to Second  
Reading June 23, 2021 10:45 am Time Certain

By *Keelan McClymont*  
Deputy

Commissioners voted as follows (Yea or Nay)

Rubio -

Ryan - Yea

Hardesty - Yea

Mapps - Yea

Wheeler - Yea