PORTLAND
CITY AUDITOR
Council Clerk
& Contracts

June 29, 2021

Peter Finley Fry
303 NW Uptown Terrace #1b
Portland, OR 97210

LU 20-204990 CP ZC – 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

Dear Applicant:
On June 23, 2021 at approximately 10:45 a.m., at a regularly scheduled Portland City Council meeting, the Council voted 4-0 and passed Ordinance No.190461, effective July 23, 2021, 30 days from passage.

This Ordinance must be recorded with the Multnomah County Recorder,

1. Please send a check for $96.00 made payable to the Multnomah County Recorder, indicating the file number on your check.
2. **Mail Check To**: The City of Portland, Office of the City Auditor, 1221 SW 4th Ave. Room 130, Portland, OR 97204-1900

Yours sincerely,
Mary Hull Caballero
Auditor of the City of Portland
By: Keelan McClymont
Keelan McClymont, Council Clerk

Encl.
Cc: Concordia University Foundation, c/o George Thurston

PORTLAND
CITY AUDITOR
Council Clerk
& Contracts

Notice of Final Decision

TO: All Interested Persons
DATE: June 29, 2021

LU 20-204990 CP ZC – 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

On June 23, 2021 at approximately 10:45 a.m., at a regularly scheduled Portland City Council meeting, the Council voted 4-0 and passed Ordinance No.190461, effective July 23, 2021, 30 days from passage.

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.

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

By Keelan McClymont
Deputy

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

Commissioners voted as follows (Yea or Nay)

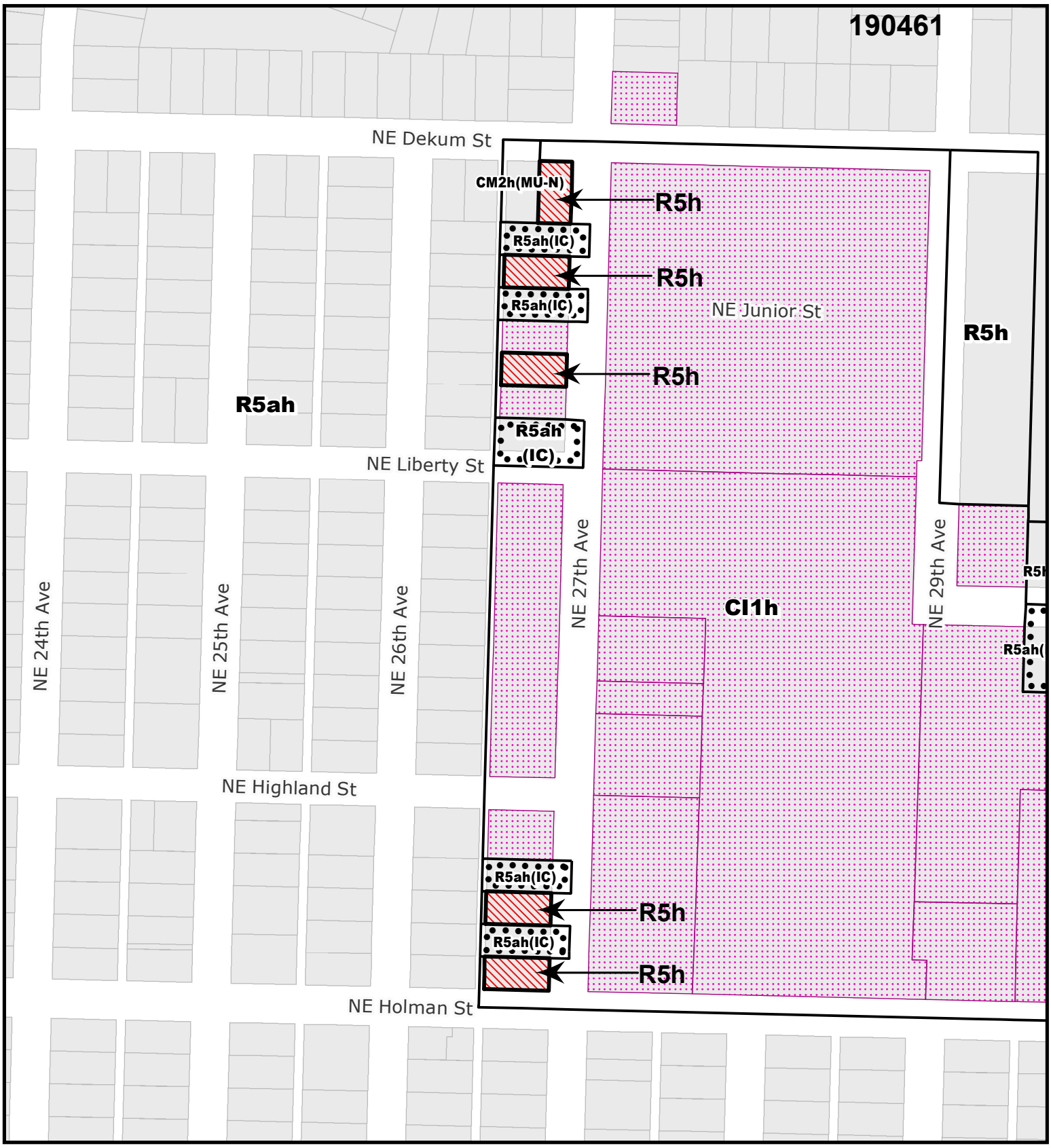
Rubio -

Ryan - Yea

Hardesty - Yea

Mapps - Yea

Wheeler - Yea



PROPOSED ZONING

NORTH

Site

Also Owned Parcels

File No.	LU 20 - 204990 CP ZC
1/4 Section	2433,2333
Scale	1 inch = 200 feet
State ID	1N1E13BC 14500
Exhibit	B2 Oct 20, 2020

Peter Finley Fry
303 NW Uptown Terrace #1b
Portland, OR 97210

Concordia University Foundation
c/o George Thurston
2811 NE Holman Street
Portland, OR 97211

Bureau of Development Services
Case File Marguerite Feuersanger
1900 SW 4th Ave #5000
Portland OR 97201

Bureau of Development Services
Hearings Clerk
1900 SW 4th Ave #5000
Portland OR 97201

Emailed: Marguerite Feuersanger, Lauren King, Linly Rees, BDS Hearings Clerks, Hearings Office Clerks, Doug Morgan, Kurt Krueger, Dawn Krantz, Robert Haley, Dawn Uchiyama, Stephen Himes, BPS-GIS

LU 20-204990 CP ZC
Order of Council mailed: 06/29/2021