

ORDINANCE No. 151416

An Ordinance changing City zoning from residential to commercial and establishing a Y Powell Boulevard Zone on specific parcels within the Powell Boulevard, Phase II Project Area extending from S.E. 50th Avenue to S.E. 84th Avenue in a strip of varying width along the south side of Powell Boulevard, including: R2 to C2Y, R5 to C2Y, M3 to M3Y, M3B to M3Y and C2 to C2Y and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. The City Council has previously identified the need to improve Powell Boulevard as a Major City Traffic Street to efficiently serve Southeast Portland and the improvements were undertaken as a two phase project.
2. The City Council has identified the preservation of neighborhood quality as a primary objective in the Powell Boulevard Improvement Project.
3. Improvements for Phase I of Powell Blvd., from the Willamette River to 50th Avenue, were approved by City Council, Resolution No. 31841, passed March 3, 1977 and construction has been completed.
4. On February 8, 1979, the City Council passed Resolution No. 32360, adopting a variable right-of-way for improvements for Phase II of Powell Boulevard, extending from S.E. 50th Avenue to I-205 and initiating a proposal for zone changes and land use controls, including a D Design Zone, in conjunction with the road improvements, to be referred to the Planning Commission for public hearing.
5. The City Planning Commission held a hearing on December 4, 1979 (PC File No. 6902) at which time all remonstrances were heard and the Commission recommended adoption of zone changes, land use controls, and design guidelines for Powell Boulevard, Phase II. The zone changes, including revisions required to accord with the adopted Comprehensive Plan Map, are identified on the list and map attached as "Exhibit A" and "Exhibit B."
6. The Auditor of the City of Portland notified all owners of property affected by the changes, of the time and place for hearing before the City Council more than fourteen (14) days prior to the hearing date; published notice of the hearing on said matter in the City Council newspaper, namely the Daily Journal of Commerce; and posted such notice, in certain places in the area to be zoned, all in accordance with Chapter 33.102 of the Code of the City of Portland.
7. On April 15, 1981, a public hearing was held before the City Council, at which time all remonstrances were considered.
8. The zone changes establish a direction for the redevelopment of Powell Boulevard and serve to minimize the impact on the neighborhood specifically by providing for commercial uses adjacent to Powell; providing a

"Exhibit A"

The zone changes for specific parcels are listed below and identified on the attached maps.

C2 to C2Y:

Lots 1 to 18 inclusive; Block 1; McGowan Addition
Lots 1 to 8 inclusive; Block 1; Oakdale
Lots 12 to 17 inclusive; Block 2; Oakdale
Lots 1 and 2; Block 8; Mistletoe Addition
Lots 6 and 7; Block 1; Mistletoe Addition
Lots 1 to 11 inclusive; Block 1; Strangs Addition
Lots 29 and 30; Block 3; Laurelwood Park
Lots 1 and 2; Block 5; Laurelwood Park
Lots 1 and 2; Block 2; Reservoir Park
Lot 32; Middlesex
Lots 1 and 32; Kent
Lots 1 to 12, 23, and 24; Block 1; Wapello Park
Tax Lot 1 of Lots 6 to 9 inclusive; Block 3; Grand View Heights

R2 to C2Y:

Lot 28; Block 3; Laurelwood Park

R5 to C2Y:

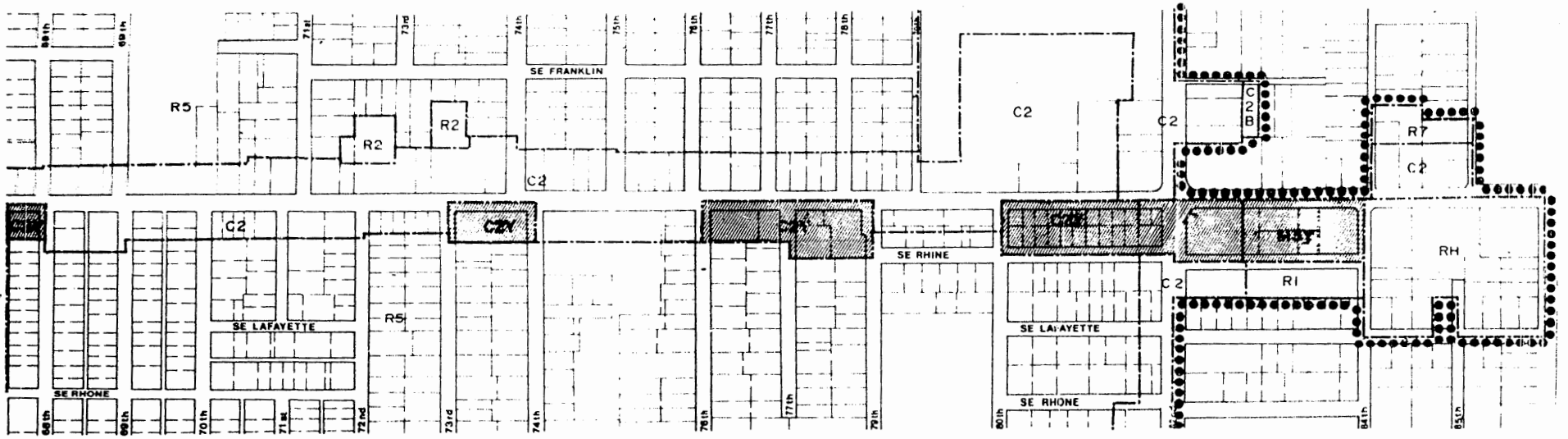
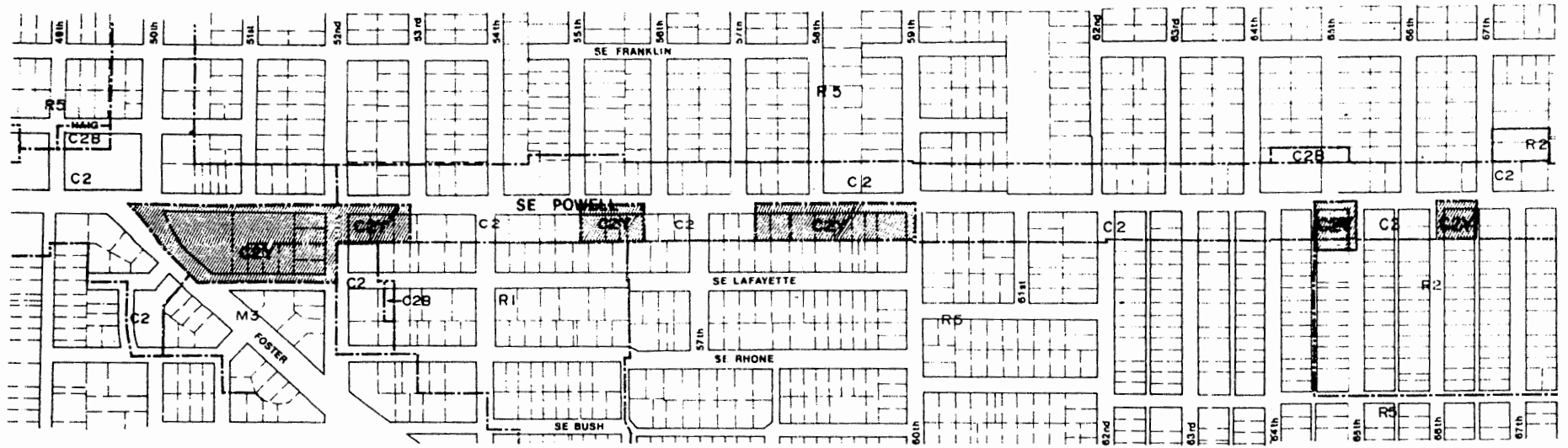
North 75' of Lot 31; Kent
Lots 13 to 22 inclusive; Block 1; Wapello Park

M3 to M3Y

North 79.94' of Tax lot 58 and Lots 1 to 5 inclusive;
Block 3; Grand View Heights

M3B to M3Y

South 75.95' of Tax Lot 58 and Lots 10 to 14 inclusive;
Block 3; Grand View Heights



POWELL BLVD. PHASE II FIRST STAGE REZONING

KEY:

--- ZONING BOUNDARY

●●●● CITY BOUNDARY

C2 CITY ZONING

▨ FIRST STAGE REZONING

EXHIBIT B

151416

ORDINANCE No.

noise barrier to buffer residential development from traffic noise and commercial activity; and precluding strip development of commercial areas.

9. The purpose of establishing a Y Powell Boulevard, Phase II Land Use Controls Zone along Powell Boulevard, is to provide specific regulations which allow maximum utilization of commercial sites and to provide a D Design Zone with specific guidelines for commercial redevelopment in keeping with the character of the neighborhood.
10. The effective date of the zone changes must be timed to avoid changes in property value and to make property available for commercial redevelopment and relocation at the earliest possible time.
11. The zone changes are consistent with the Comprehensive Plan Map and reflect the maximum map designations.

NOW, THEREFORE, the Council directs:

- a. Specific parcels impacted by the Powell Boulevard, Phase II Improvement Project and located in a strip along the south side of Powell Boulevard, between S.E. 50th Avenue and S.E. 84th Avenue are hereby zoned M3Y and C2Y, as set forth on "Exhibit A " and "Exhibit B;" and incorporated herein by this reference and thereby made a part of this ordinance.
- b. After passage of this ordinance, the City Auditor is hereby directed to cause to be recorded a certified copy of this Ordinance in the Deed Records of Multnomah County. The City Auditor shall enter the property zoned as set forth in Section 1 hereof in the zoning maps of the City. Establishment of said zone classifications is, for the benefit of the public and the requirement of acceptance of this ordinance by the property owners, hereby waived.

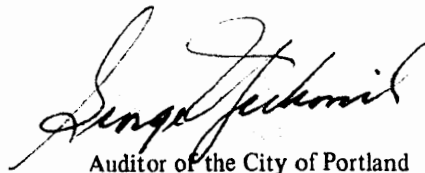
Section 2. The Council declares:

An emergency exists because there should be no delay in the changing of zoning to allow for commercial redevelopment and relocation within the Powell Boulevard, Phase II Project; therefore, this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council,

APR 15 1981

Attest:



George Jankovic
Auditor of the City of Portland

Calendar No. 1192

ORDINANCE No. 151416

Title

An Ordinance changing City zoning from residential to commercial and establishing a Y Powell Boulevard Zone on specific parcels within the Powell Boulevard, Phase II Project Area extending from S.E. 50th Avenue to S.E. 84th Avenue in a strip of varying width along the south side of Powell Boulevard, including: R2 to C2Y, R5 to C2Y, M3 to M3Y, M3B to M3Y and C2 to C2Y, and declaring an emergency.

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Jordan	1	
Lindberg	1	
Schwab	1	
Strackan	1	
Ivancie	1	

FOUR-FIFTHS CALENDAR	
Jordan	
Lindberg	
Schwab	
Ivancie	

INTRODUCED BY
Commissioner Mildred Schwab

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration
Safety
Utilities
Works

BUREAU APPROVAL
Bureau: Planning
Prepared By: Rebecca Kohlstrand Date: 3/31/81
Budget Impact Review:
<input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required
Bureau Head: Terry Sandblast

CALENDAR
Consent
Regular <input checked="" type="checkbox"/>

NOTED BY
City Attorney
City Auditor
City Engineer

Filed APR 7 1981

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

By Gordon Cruell
Deputy