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POELWIJK, DOUGLAS MORGAN, KURT
KRUEGER, DAWN KRANTZ, ROBERT
HALEY, CHAR SHARKEY, DAWN
UCHIYAMA, ELISABETH REESE
CADIGAN, CHERRIE EUDALY, MARI
MOORE, HEARINGS OFFICE CLERKS

HADDISH TAREKEGN
PRISTINE CLEANING LLC
7325 N FENWICK AVE
PORTLAND OR 97217

DAVE SPITZER - ARCHITECT
DMS ARCHITECTS INC
2106 NE MLK JR BLVD
PORTLAND OR 97212

JAMES B & MICHELE L
STEMLER
7535 N MISSISSIPPI AVE
PORTLAND OR 97217

YVONNE POELWIJK
1900 SW 4TH AVE, STE 5000
PORTLAND, OR 97204

TEAM OREGONIAN
1320 SW BROADWAY
PORTLAND, OR 97201

LU 12-160096 CP ZC
ORDER MAILED: 1/17/13

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**OFFICE OF CITY AUDITOR
CITY OF PORTLAND**

**LaVonne Griffin-Valade, City Auditor
Council/Contracts Division**

Mailing Address:

1221 SW 4th, Room 140

Portland, Oregon 97204-1987

Email: Karla.Moore-Love@portlandoregon.gov

Phone: (503) 823-4086 Fax: (503) 823-4571

January 17, 2013

NOTICE OF DECISION

RE CASE FILE: LU 12- 160096 CP ZC

Consider the proposal of Haddish Tarekegn, Pristine Cleaning LLC and the recommendation from the Hearings Officer for approval with conditions, to change the Comprehensive Plan Map designation and zoning from R5, Single-Dwelling Residential and CG, General Commercial zones to CM, Mixed Commercial/Residential at 7424 N Mississippi Avenue (Hearing; LU 12-160096 CP ZC)

To Whom It May Concern:

On January 16, 2013, at approximately 2:00 p.m., at a regularly scheduled meeting in Council Chambers, the Council voted 5-0 and passed Ordinance No.185860.

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 submitted written testimony during the comment period for this land use review. The Board's address is: Public Utility Commission Building, 550 Capitol Street NE, Suite 235, Salem, OR 97310-2552. You may call the Land Use Board of Appeals at 1-503-373-1265 for further information on filing an appeal.

Yours sincerely,

LaVonne Griffin-Valade
Auditor of the City of Portland

By:

Karla Moore-Love, Council Clerk

Enc.



OFFICE OF CITY AUDITOR
CITY OF PORTLAND

LaVonne Griffin-Valade, City Auditor
Council/Contracts Division

Mailing Address:
1221 SW 4th, Room 140
Portland, Oregon 97204-1987
Email: Karla.Moore-Love@portlandoregon.gov
Phone: (503) 823-4086 Fax: (503) 823-4571

January 17, 2013

Haddish Tarekegn
Pristine Cleaning LLC
7325 N Fenwick Avenue
Portland, OR 97217

RE CASE FILE: LU 12- 160096 CP ZC

Consider the proposal of Haddish Tarekegn, Pristine Cleaning LLC and the recommendation from the Hearings Officer for approval with conditions, to change the Comprehensive Plan Map designation and zoning from R5, Single-Dwelling Residential and CG, General Commercial zones to CM, Mixed Commercial/Residential at 7424 N Mississippi Avenue (Hearing; LU 12-160096 CP ZC)

Dear Applicant:

On January 16, 2013, at approximately 2:00 p.m., at a regularly scheduled meeting in Council Chambers, the Council voted 5-0 and passed Ordinance No.185860.

This Ordinance must 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,

LaVonne Griffin-Valade
Auditor of the City of Portland

By:

Karla Moore-Love, Council Clerk

Enc.

cc: Dave Spitzer, DMS Architects, Inc.

ORDINANCE No. 185860

*Amend the Comprehensive Plan Map designation and change zoning of property in the vicinity of 7424 N Mississippi Ave. at the request of Haddish Tarekegn, Pristine Cleaning LLC (Ordinance; LU 12-160096 CP ZC).

The City of Portland ordains:

Section 1. Council finds:

1. The Applicant seeks, in the vicinity of property at 7424 N. Mississippi Avenue, the following:
 - a. a Comprehensive Plan Map Amendment from General Commercial to Urban Commercial for the property legally described as Lots 3 and 4, Block 24, Fairport, a recorded plat in Multnomah County; and
 - b. a Zoning Map Amendment from General Commercial (CG) to Mixed Commercial/Residential (CM) for the property legally described as Lots 3 and 4, Block 24, Fairport, a recorded plat in Multnomah County; and
 - c. a Comprehensive Plan Map Amendment from High Density Single Dwelling Residential to Urban Commercial for the property legally described as Lots 5 through 8, Block 24, Fairport, a recorded plat in Multnomah County; and
 - d. a Zoning Map Amendment from Residential 5,000 (R5) to Mixed Commercial/Residential (CM) for the property legally described as Lots 5 through 8, Block 24, Fairport, a recorded plat in Multnomah County.
2. 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 has been received with the proper fee for filing paid.
3. The Hearings Officer held a duly noticed public hearing on October 29, 2012, and a Recommendation was issued on December 5, 2012, (BDS File No. LU 12-160096 CP ZC). The Hearings Officer recommended approval of the requested Comprehensive Map Amendments and Zoning Map Amendments, with conditions.
4. The requested Comprehensive Plan Amendments and Zoning Map Amendments, based on the findings contained in the Recommendation of the Hearings Officer, are found to be 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 12-160096 CP ZC.

- b. The Comprehensive Plan Map Amendments and Zoning Map Amendments for the property legally described as Lots 3 through 8, Block 24, Fairport, a recorded plat in Multnomah County, are approved as follows:
1. A Comprehensive Plan Map Amendment from General Commercial to Urban Commercial for Lots 3 and 4, Block 24, Fairport, a recorded plat in Multnomah County.
 2. A Zoning Map Amendment from General Commercial (CG) to Mixed Commercial/Residential (CM) for Lots 3 and 4, Block 24, Fairport, a recorded plat in Multnomah County.
 3. A Comprehensive Plan Map Amendment from High Density Single Dwelling Residential to Urban Commercial for Lots 5 through 8, Block 24, Fairport, a recorded plat in Multnomah County.
 4. A Zoning Map Amendment from Residential 5,000 (R5) to Mixed Commercial/Residential (CM) for Lots 5 through 8, Block 24, Fairport, a recorded plat in Multnomah County.
 5. The Comprehensive Plan Map and Zoning Map Amendments for Lots 3 through 8, Block 24, Fairport, a recorded plat in Multnomah County (hereinafter the "Subject Property"), are subject to the conditions below. Any violation of these conditions shall be subject to the enforcement procedures in the City code, but will not void the Comprehensive Plan Map and Zoning Map Amendments:
 - A. Uses on the Subject Property are limited to a total of 444 weekday AM and 327 weekday PM peak hour trips.
 1. If the Subject Property is separated and/or divided into separate lots, the trip cap applies to the cumulative development/uses on the original 15,000 square foot site described as Lots 3-8, Block 24, Fairport.
 2. When the Subject Property is redeveloped or when additional commercial floor area is proposed on the Subject Property that will result in 10,500 square feet or more of commercial floor area and/or three or more new residential units, Applicant must submit a traffic analysis prepared by a professional traffic consultant. The analysis must confirm that the maximum number of vehicle trips associated with the development project(s), plus the existing uses on the Subject Property, will not exceed the 444 weekday AM and 327 weekday PM peak hour trip cap. The traffic analysis must be submitted as part of the Building Permit application for PBOT review.

Section 2. The Council declares an emergency exists because there should be no delay in the beneficial use of the above-described property; therefore, this ordinance shall be in full force and

185860

effect from and after its passage by the Council.

Passed by the Council: JAN 16 2013

City Auditor LaVonne Griffin-Valade

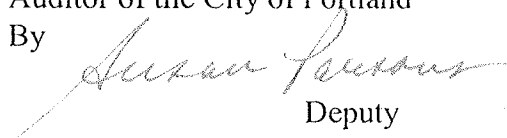
Prepared by: Gregory Frank

Date Prepared: January 8, 2013

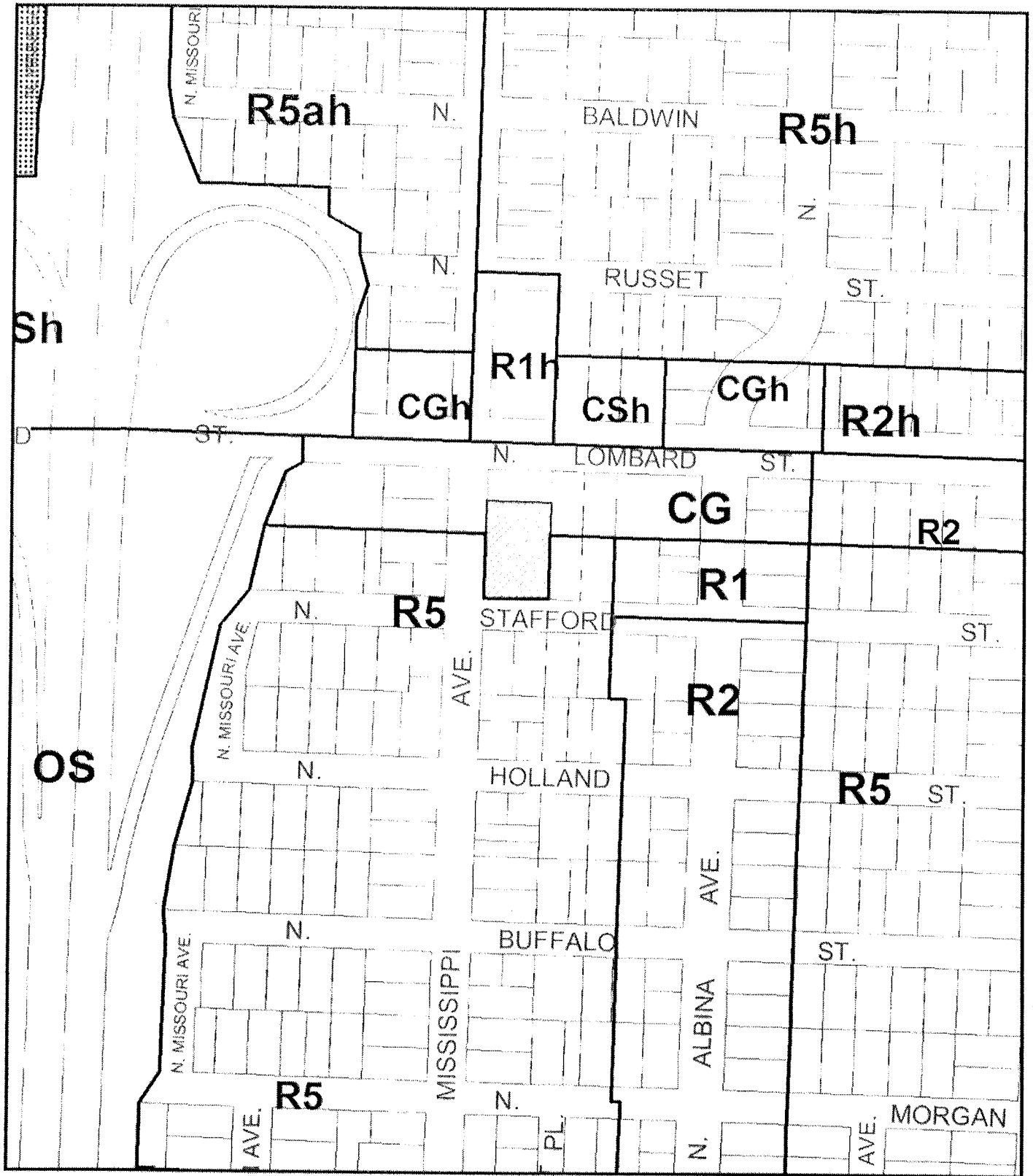
LaVonne Griffin-Valade

Auditor of the City of Portland

By



Deputy

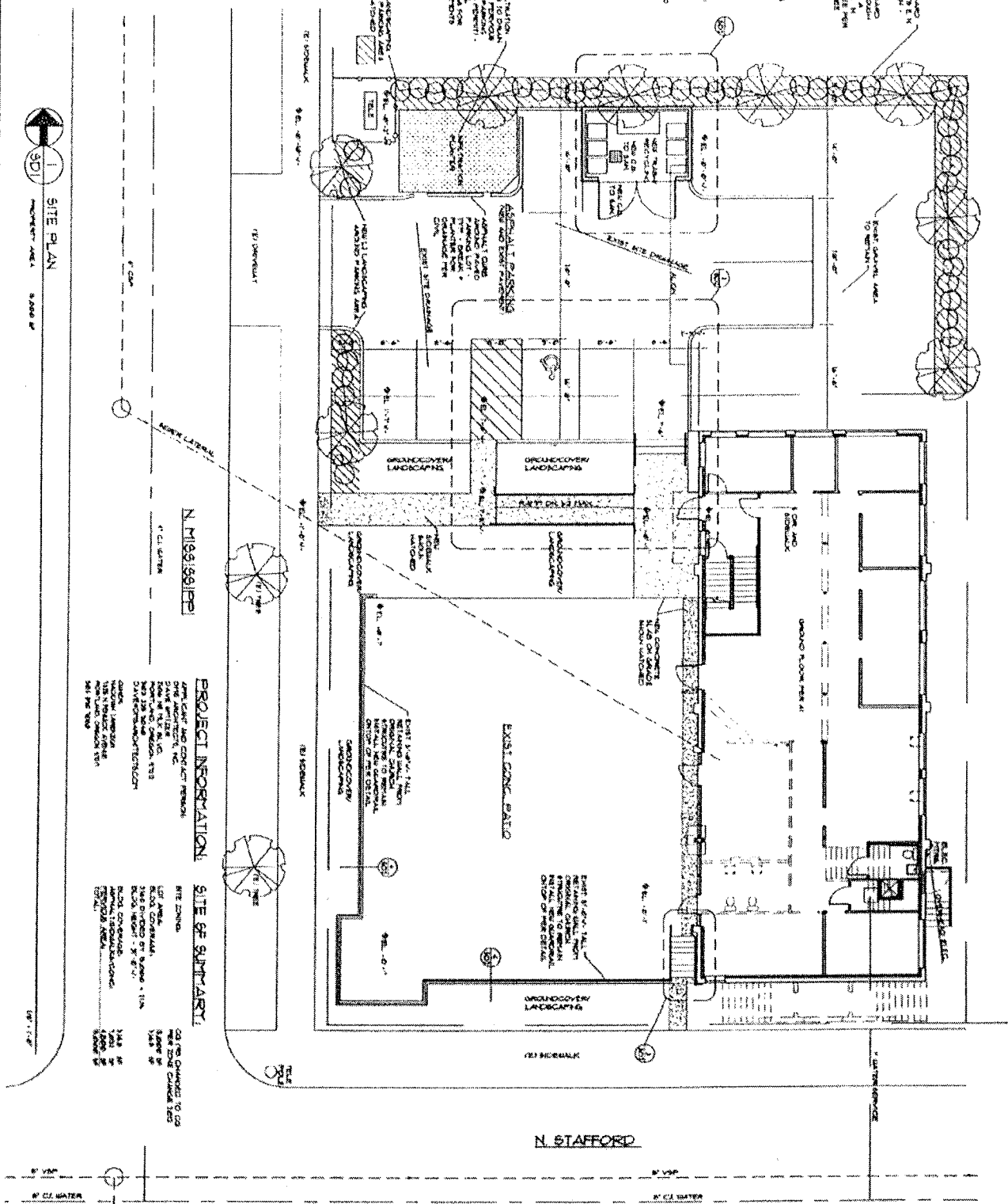


ZONING PROPOSED



File No. LU 12-160096 CP,ZC
 1/4 Section 2329
 Scale 1 inch = 200 feet
 State_Id 1N1E15BA 14700
 Exhibit B (Jul 19,2012)

1. LANDSCAPE ARCHITECTURE AND PLANNING SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL LANDSCAPE ARCHITECTURE AND PLANNING WORK SHOWN ON THIS PLAN. THE DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND LANDSCAPE ARCHITECTURE AND PLANNING STANDARDS AND SPECIFICATIONS.



N MISSISSIPPI

N. STAFFORD

PROJECT INFORMATION: SITE OF BARRIARTI

ARCHITECT AND CONTACT PERSON:
 NAME: [Redacted]
 FIRM: [Redacted]
 ADDRESS: [Redacted]
 PHONE: [Redacted]
 DATE: [Redacted]

DATE: [Redacted]
 SCALE: [Redacted]
 DRAWING NO.: [Redacted]

Exh. C.1
 LU12-160096CP2C

SHEET SD1 OF 2	DATE	000016
	DATE	6/28/12
	DATE	
	DATE	

7424 N MISSISSIPPI AVENUE
 BUILDING RENOVATION
 7424 N. MISSISSIPPI AVENUE
 PORTLAND, OR 97217

DMS
 1000 1000 1000
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