

## ORDINANCE No. 186274

Amend the Comprehensive Plan Map designation and change zoning of property that is in the vicinity of N Kerby Ave near N Stanton St at the request of Legacy Health System (Ordinance; LU 13-146707 CP ZC)

The City of Portland ordains:

Section 1. Council finds:

1. The Applicant seeks, in the vicinity of property at N Kerby Avenue near N Stanton Street, the following:
  - a. a Comprehensive Plan Map Amendment from Industrial Sanctuary to Institutional Campus for the property identified as State ID No. 1N1E27AC 00700, legally described as Block 1 Lot 1-9 TL 700, ABENDS ADD, a recorded plat in Multnomah County (hereinafter referred to as the "Property"); and
  - b. a Zoning Map Amendment from IG1 to IRd for the Property; and
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 August 12, 2013, and a Recommendation was issued on August 14, 2013, (BDS File No. LU 13-146707 CP ZC). The Hearings Officer recommended approval of the requested Comprehensive Map Amendment and Zoning Map Amendment, with conditions.
4. The requested Comprehensive Plan Amendment and Zoning Map Amendment, 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 findings and conclusions in Attachment A.
- b. The Comprehensive Plan Map Amendment and Zoning Map Amendment for the Property legally described as Block 1 Lot 1-9 TL 700, ABENDS ADD, a recorded plat in Multnomah County, are approved as follows:
  1. A Comprehensive Plan Map Amendment from Industrial Sanctuary to Institutional Campus for the Property.

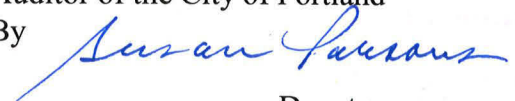
2. Zoning Map Amendment from General Industrial 1 [IG1] to Institutional Residential with design overlay [IRd] for the Property.
3. The Comprehensive Plan Map and Zoning Map Amendments are subject to the conditions below. Any violation of these conditions shall be subject to the enforcement procedures in the City code, but will not void the Comprehensive Plan Map and Zoning Map Amendments:
  - A. As part of the building permit application submittal, the following development-related conditions (B) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE – Case File LU 13-146707 CP ZC." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
  - B. Because a lease agreement between the City of Portland and Legacy Emanuel will allow an Industrial Service use to continue on the site until December 31, 2014, the Comprehensive Plan Map Amendment and concurrent Zone Map Amendment will become effective on January 1, 2015.

Passed by the Council: OCT 02 2013

Commissioner Amanda Fritz  
Prepared by: Sylvia Cate, BDS  
Date Prepared: September 26, 2013

**LaVonne Griffin-Valade**  
Auditor of the City of Portland

By



Deputy

925-944  
Agenda No. 186274  
**ORDINANCE NO.**  
Title

Amend the Comprehensive Plan Map designation and change zoning of property that is in the vicinity of N Kerby Avenue near N Stanton Street at the request of Legacy Health System (Ordinance; LU 13-146707 CP ZC)

<p><b>INTRODUCED BY</b> Commissioner/Auditor: <b>Commissioner Amanda Fritz</b></p>	<p>CLERK USE: DATE FILED <u>SEP 20 2013</u></p>
<p><b>COMMISSIONER APPROVAL</b></p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz <i>T. Bigman</i></p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p style="text-align: right;">LaVonne Griffin-Valade Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p>
<p><b>BUREAU APPROVAL</b></p> <p>Bureau: Paul L. Scarlett Bureau Head: Director, Bureau of Development Services <i>P. Scarlett</i></p> <p>Prepared by: Leanne Torgerson Date Prepared: 9/13/13</p> <p>Financial Impact &amp; Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Council Meeting Date <b>9/25/13, 2:00 TC</b></p>	<p><b>ACTION TAKEN:</b></p> <p><b>SEP 26 2013 PASSED TO SECOND READING OCT 23 2013 9:30 A.M.</b></p>
<p><b>City Attorney Approval</b> <i>LFR</i></p>	

<b>AGENDA</b>
<p><b>TIME CERTAIN</b> <input checked="" type="checkbox"/></p> <p><b>Start time: 2:00 p.m.</b></p> <p><b>Total amount of time needed: 60 minutes</b> (for presentation, testimony and discussion)</p>
<p><b>CONSENT</b> <input type="checkbox"/></p>
<p><b>REGULAR</b> <input type="checkbox"/></p> <p><b>Total amount of time needed: _____</b> (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Novick	4. Novick	✓	
Hales	Haless	✓	