

Multnomah County Official Records
R Weldon, Deputy Clerk

2013-155127



01268850201301551270040043

\$46.00

11/27/2013 03:31:55 PM

2R-ORDINANC
\$20.00 \$11.00 \$15.00

Pgs=4 Stn=23 ATPRC

CITY OF PORTLAND
Office of the City Auditor
1221 SW Fourth Avenue, Room 130
Portland, OR 97204-1900

I hereby certify this Land Use Document No. LU 13-146707 CP ZC – Ordinance to be a complete and exact copy of the original as the same appears on file and of record in my office and in my care and custody on November 26, 2013.

LAVONNE GRIFFIN-VALADE
Auditor of the City Of Portland
By *Gayla Jennings*
Deputy

RETURN TO CITY AUDITOR
131/130/Auditor's Office

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.

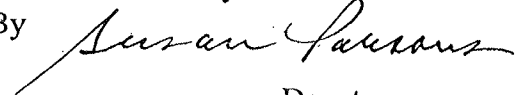
2. Zoning Map Amendment from General Industrial 1 [IG1] to Institutional Residential with design overlay [IRd] for the Property.
3. The Comprehensive Plan Map and Zoning Map Amendments are subject to the conditions below. Any violation of these conditions shall be subject to the enforcement procedures 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

