

Multnomah County Official Records  
R Weldon, Deputy Clerk

2017-033060



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**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 15-280008 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 March 16, 2017.

**MARY HULL CABALLERO**  
**Auditor of the City Of Portland**  
By *Mary Hull Caballero*  
**Deputy**

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

**ORDINANCE No. 188225 As Amended**

\*Amend the Comprehensive Plan Map designation and amend the Zoning Map for property at 6012 SE Yamhill Street at the request of Rudy Munzel (Ordinance; LU 15-280008 CP ZC)

The City of Portland ordains:

Section 1. Council finds:

1. The Applicant seeks, for the properties at 6012 SE Yamhill Street, the following:
  - a. a Comprehensive Plan Map Amendment from High Density Single Dwelling to Low Density Multi-Dwelling for the property at Townhouse Multi-Dwelling Residential for the portion of Lot 6 Block 3, LEONARD TRACTS in the City of Portland, County of Multnomah, State of Oregon, lying southerly of a line created by extending the South Line of Lots 1 and 4 Block 3, LEONARD TRACTS Easterly through and dissecting said Lot 6 Block 3, LEONARD TRACTS; and
  - b. a Zoning Map Amendment from R5 (Residential 5,000) to R2 (Residential 2,000) for LEONARD TRACT, BLOCK 3, LOT 1 EXC PT IN ST, LOT 4, LOT 6, (collectively referred to as the "Property").
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 amendment of the Comprehensive Plan Map and Zoning Map with the proper fee for filing paid.
3. The Hearings Officer held a duly noticed public hearing on December 7, 2016, and issued a Recommendation on December 22, 2016, (BDS File No. LU 15-280008 CP ZC). The Hearings Officer recommended approval of the requested Comprehensive Map Amendment and Zoning Map Amendment, with conditions.
4. Based on the findings contained in the Recommendation of the Hearings Officer, the City Council finds the requested Comprehensive Plan Amendment and Zoning Map Amendment are 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 15-280008 CP ZC.
- b. The Comprehensive Plan Map Amendment and Zoning Map Amendment for the portion of Lot 6 Block 3, LEONARD TRACTS in the City of Portland, County of Multnomah, State of Oregon, lying southerly of a line created by extending the South Line of Lots 1 and 4 Block

3, LEONARD TRACTS Easterly through and dissecting said Lot 6 Block 3, LEONARD TRACTS is approved as follows: a Comprehensive Plan Map Amendment from High Density Single Dwelling to Low Density Multi-Dwelling Residential for this portion of the Property.

- c. The Zoning Map Amendment for LEONARD TRACT, BLOCK 3, LOT 1 EXC PT IN ST, LOT 4, LOT 6 in the City of Portland, County of Multnomah, State of Oregon is approved as follows: a Zoning Map Amendment from R5 (Residential 5,000) to R2 (Residential 2,000) for the Property.
- d. The Comprehensive Plan Map and Zoning Map Amendments are subject to the conditions below. Any violation of these conditions will 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 condition (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 15-280008 CP ZC." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. During future redevelopment of this site, the applicant must either show that, to the satisfaction of BES post-developed stormwater runoff can be infiltrated on-site or must limit total impervious area coverage so that it does not exceed existing conditions (approximately 65%, or 17,000sf). This condition may be waived by BES based on future hydraulic assessments of the combined sewer system. In all cases the City's stormwater management standards current at the time of building permit submittal must be adhered to.

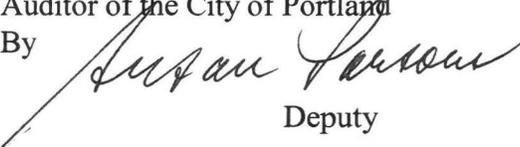
Section 2. The Council declares that an emergency exists because expediting this approval will assist in addressing the City's housing emergency; therefore, this ordinance shall be in full force and effect on and after its passage by Council.

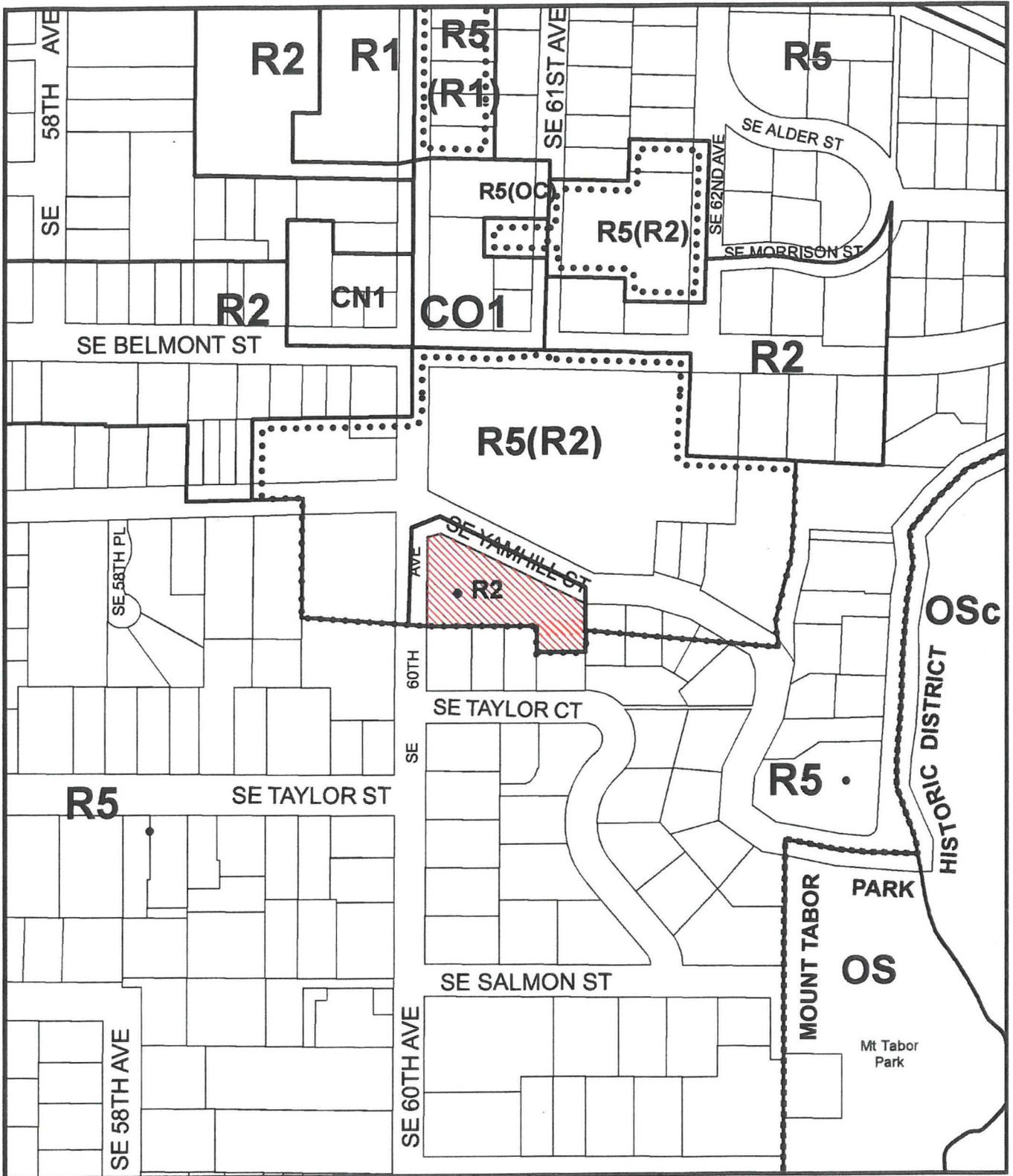
Passed by the Council: FEB 09 2017

Commissioner Chloe Eudaly  
Prepared by: Matt Wickstrom, BDS  
Date Prepared: February 9, 2017

**Mary Hull Caballero**  
Auditor of the City of Portland

By

  
Deputy



# PROPOSED ZONING

-  Site
-  Historic Landmark



File No. LU 15-280008 CP ZC  
 1/4 Section 3136  
 Scale 1 inch = 200 feet  
 State\_Id 1S2E06AA 14600  
 Exhibit B.2 (Dec 06, 2016)