

ACCEPTANCE

158843
RECEIVED
AUG 7 1986
OFFICE OF THE
CITY AUDITOR

Portland, Oregon August 1, 19 86

Auditor of the City of Portland
Room 202, City Hall
Portland, Oregon 97204

This is to advise the City of Portland, Oregon, that I hereby accept the terms and provisions of Ordinance No. 158843, amending the Comprehensive Plan for Lots 22, 23 and 24, Block B, north one-half Tract B, M. Patton's Subdivision, from Medium-Density Multifamily Residential to General Commercial, with a Buffer overlay zone, and changing the zoning from R1 to C2B, located at 5405, 5414, and 5425 N. Maryland, near Emerson, under certain conditions, adopting findings,

and in consideration of the benefits to be received thereunder by me I hereby agree to abide by and perform each and all of the terms and provisions thereof applicable to me.

Very truly yours,

Connie M. Dennis
Connie M. Dennis

Coleen T. Dennis
Coleen T. Dennis

5425 N. Maryland, 97217
Address

Approved as to form:

City Attorney

WD FROM JERRY M. BESS M. SMITH
TO JOSEPH A. DENNIS & JOSEPH J. DENNIS
CONFIRMED W/ CO RECORDER
B1911 P1477

*When an acceptance is signed by an officer of a firm or corporation, his or her official title must be stated

ACCEPTANCE

158843
RECEIVED

JAN 20 1987

CITY OF PORTLAND
BUREAU OF PLANNING

January 7, 1987


BARBARA CLARK


Auditor of the City of Portland
Room 202, City Hall
Portland, Oregon 97204

This is to advise the City of Portland, Oregon, that I hereby accept the terms and provisions of Ordinance No. 158843, amending the Comprehensive Plan for Lots 22, 23 and 24, Block B, north one-half Tract B, M. Patton's Subdivision, from Medium-Density Multifamily Residential to General Commercial, with a Buffer overlay zone, and changing the zoning from R1 to C2B, located at 5405, 5414, and 5425 N. Maryland, near Emerson, under certain conditions, adopting findings,

and in consideration of the benefits to be received thereunder by me I hereby agree to abide by and perform each and all of the terms and provisions thereof applicable to me.

Very truly yours,


Joseph A. Dennis


Joseph J. Dennis

Address: ~~5415 N. Maryland, Portland, OR 97217~~
c/o Interstate Rentals
5420 N. Interstate, Portland, OR 97217

Approved as to form:


City Attorney

*When an acceptance is signed by an officer of a firm or corporation, his or her official title must be stated.

RECEIVED

AUG 7 1986

ACCEPTANCE

OFFICE OF THE
CITY AUDITORPortland, Oregon August 1, 19 86

JEWEL LANSING
Auditor of the City of Portland
Room 202, City Hall
Portland, Oregon 97204

This is to advise the City of Portland, Oregon, that I hereby accept the terms and provisions of Ordinance No. 158843, amending the Comprehensive Plan for Lots 22, 23 and 24, Block B, north one-half Tract B, M. Patton's Subdivision, from Medium-Density Multifamily Residential to General Commercial, with a Buffer overlay zone, and changing the zoning from R1 to C2B, located at 5405, 5414, and 5425 N. Maryland, near Emerson, under certain conditions, adopting findings,


and in consideration of the benefits to be received thereunder by me I hereby agree to abide by and perform each and all of the terms and provisions thereof applicable to me.

Very truly yours,

INTERSTATE RENTALS5420 N. Interstate

Address

Approved as to form:



City Attorney

ORDINANCE NO. **158843**

An Ordinance amending the Comprehensive Plan for Lots 22, 23 and 24, Block B, north one-half Tract B, M. Patton's Subdivision, from Medium-Density Multifamily Residential to General Commercial, with a Buffer overlay zone, and changing the zoning from R1 to C2B, located at 5405, 5415, and 5425 N. Maryland, near Emerson, under certain conditions, adopting findings, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. The applicants, Interstate Rentals, contract purchaser; Jerry M. and Bess M. Smith and Connie M. and Coleen T. Dennis, deedholders, seek a Comprehensive Plan Map Amendment from Medium-Density Multifamily Residential to General Commercial, with a Buffer overlay zone, and a Zone Change from R1 to C2B, located at 5405, 5415, and 5425 N. Maryland, near Emerson.
2. An application complying in all respects with all requirements of Title 33, Planning and Zoning, of the Code of the City of Portland and seeking such a Comprehensive Plan Map Amendment and Zone Change has been received.
3. Applicants have paid the proper fee for the filing of such application.
4. The City's Hearings Officer by Report and Recommendation dated June 17, 1986 (Planning Commission File No. 7623-PA), after and as a result of a duly authorized and conducted public hearing held June 17, 1986, has recommended that the Comprehensive Plan Map Amendment and Zone Change be granted, with conditions.
5. The notice requirements for public hearings were fulfilled according to law.
6. This rezoning constitutes an amendment of the City's Comprehensive Plan Map. Based upon the facts, findings and conclusions of the Hearings Officer's Report and Recommendation, this amendment of the Comprehensive Plan Map from Medium-Density Multifamily Residential to General Commercial, with a Buffer overlay zone, is found to be in accordance with the Comprehensive Plan.
7. This rezoning is in conformance with the Comprehensive Plan for the City, is in accordance with generally accepted land use planning standards and with applicable City and State legislative enactments as indicated in the Report of the Hearings Officer.

NOW, THEREFORE, the Council directs:

- a. That the facts, findings, conclusions, and recommendation of the Hearings Officer in P.C. File No. 7623-PA are adopted by City Council.

ORDINANCE No.

- b. The zone of Lots 22, 23 and 24, Block B, north one-half Tract B, M. Patton's Subdivision, is changed to C2B and the Comprehensive Plan Map is hereby amended to conform thereto.
- c. This Zone Change is granted under the following conditions.
 - A. The applicants shall offer the three houses at 5405, 5415 and 5425 N. Maryland for relocation at no cost for a period of at least 60 days after the Zone Change and Comprehensive Plan Amendment is approved by City Council.
 - B. Street trees shall be planted along N. Interstate and N. Maryland to the satisfaction of the City Forester.
 - C. The applicants shall provide one loading berth, 12 by 60 feet in size, on the site and shall detail the location of the berth on the final site plan submitted for the issuance of Building Permits.
 - D. Access to the site shall be limited to N. Interstate.
 - E. The applicants shall provide documents from the Bureau of Environmental Services that sewer service to the site is adequate.
 - F. The applicants shall pursue the possibility of sharing parking space during nonbusiness hours with the Firehouse Cultural Center. Documentation of meetings and/or contacts with the Firehouse Cultural Center shall be submitted to the Bureau of Planning when application is made for Building Permits.
 - G. A Building Permit or an Occupancy Permit must be obtained from the Bureau of Buildings at the Central Permit Center on the first floor of The Portland Building, 1120 S.W. 5th Avenue, 97204, 796-7310, before carrying out this project in order to assure that all conditions imposed here and all requirements of the pertinent Building Codes are met.
- d. This order shall not be effective and no change shall be made to the zoning maps until acceptance and recording as provided in Section 33.102.010.

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 force and effect from and after its passage by the Council.

Passed by the Council, **JUL 30 1986**

Commissioner Strachan
June 17, 1986
E.A.Normand/ja

Jewel Lansing

Auditor of the City of Portland

By

Edna Cervera

Deputy

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
BOGLE	✓	✓
LINDBERG	✓	✓
SCHWAB	✓	✓
STRACHAN	✓	✓
CLARK	✓	✓

FOUR-FIFTHS CALENDAR	
BOGLE	
LINDBERG	
SCHWAB	
STRACHAN	
CLARK	

Calendar No.

1579

ORDINANCE No. 158843

Title

An Ordinance amending the Comprehensive Plan for Lots 22, 23 and 24, Block B, north one-half Tract B, M. Patton's Subdivision, from Medium-Density Multi-family Residential to General Commercial, with a Buffer overlay zone, and changing the zoning from R1 to C2B, located at 5405, 5415, and 5425 N. Maryland, near Emerson, under certain conditions, adopting findings, and declaring an emergency.

Filed JUN 24 1986

JEWEL LANSING
Auditor of the CITY OF PORTLAND

By Edna Pereira
Deputy

INTRODUCED BY

COMMISSIONER STRACHAN

NOTED BY THE COMMISSIONER

Affairs

Finance and
Administration

Safety

Utilities MOS/DA

Works

BUREAU APPROVAL

Bureau:

Hearings Office

Prepared By:

E.A. Normand/ja

Date:

6/17/86

Budget Impact Review:

☐ Completed

☒ Not required

Bureau Head:

CALENDAR

Consent

Regular

NOTED BY

City Attorney

City Auditor

City Engineer