

Sam
Adams
Mayor

Susan D.
Keil
Director

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NUMBER: R/W #7130

Commission Meeting to be held 12:30 PM, July 13, 2010

1900 SW 4TH BUILDING, 2ND FLOOR, ROOM 2500 A

I. GENERAL INFORMATION

Street Vacation Request:	SE 21 st Ave. north of SE Ochoco St.
Petitioner:	Street vacation initiated by Sundeleaf Painting, Inc. The petitioner's representative is Sam Sundeleaf. He can be reached at 2037 SE Ochoco St., Portland, OR 97222, phone 503-236-9797.
Purpose:	Purpose of vacation is to consolidate property
Neighborhood:	Sellwood-Moreland Improvement League (SMILE) Mat Millenbach, Land Use/Planning Committee, Chair 8867 SE 13 th Ave. Portland, OR 97202 millenbach@aol.com Southeast Uplift Neighborhood District Office Leah Hyman, Land Use and Livability Manager 3534 SE Main St. Portland, OR 97214 503-232-0010 leah@southeastuplift.org
Quarter Section:	3932

II. FACTS

A. History and Background

No history on this parcel.

B. Concurrent land use actions

There are no concurrent land use actions.

C. The Transportation Element

The Transportation Element does not consider this street because it has never been development as an improved street. It was plated but the street was left undeveloped.

III. FINDINGS

A. Comprehensive Plan Goals and Policies Consideration

The relevant policies of the Transportation Element are:

Policy 6.20 Connectivity states:

Support development of an interconnected, multimodal transportation system to serve mixed-use areas, residential neighborhoods, and other activity centers.

Policy 6.21 Right-of-Way Opportunities states:

Preserve existing rights-of-way unless there is no existing or future need for them, established street patterns will not be significantly interrupted, and the functional purposes of nearby streets will be maintained.

Policy 12.4 Provide for Pedestrians, Objective G. states:

Retain rights for pedestrian access and circulation when considering requests for street vacations. Preserve existing pedestrian routes and protect routes needed by pedestrians in the future. Ensure that street vacations do not reduce access to light and air or the intimate scale that is so much a part of Portland's character.

Findings for Policies 6.20, 6.21 and 12.4

This vacation is in conformance with above referenced Comprehensive Plan Goals and Policies.

B. Neighborhood Plan considerations

There are no neighborhood issues with this vacation

C. Zoning Code considerations

There are no zoning issues.

D. Subdivision code considerations

There are no sub-division issues.

E. The Portland Office of Transportation Responses/Improvement considerations

The proposed vacation will have no impact on future street improvements of adjacent public rights-of way.

Permit Engineering, Transportation Systems Management, Street Lighting, and Project Management Development Review responded with no objections to the street vacation request.

F. Other Considerations

None.

IV. CONCLUSIONS

Based on the above analysis, Portland Office of Transportation states that the right-of-way is not needed to provide future facilities. Additionally, approval of the street vacation will not affect the functional performance of the street system in the area.

V. STAFF RECOMMENDATION

It is recommended that the street vacation be approved as submitted.

The Portland Office of Transportation staff may revise this recommendation upon receipt of new information at any time prior to the Planning Commission's recommendation.

VI. EXHIBITS

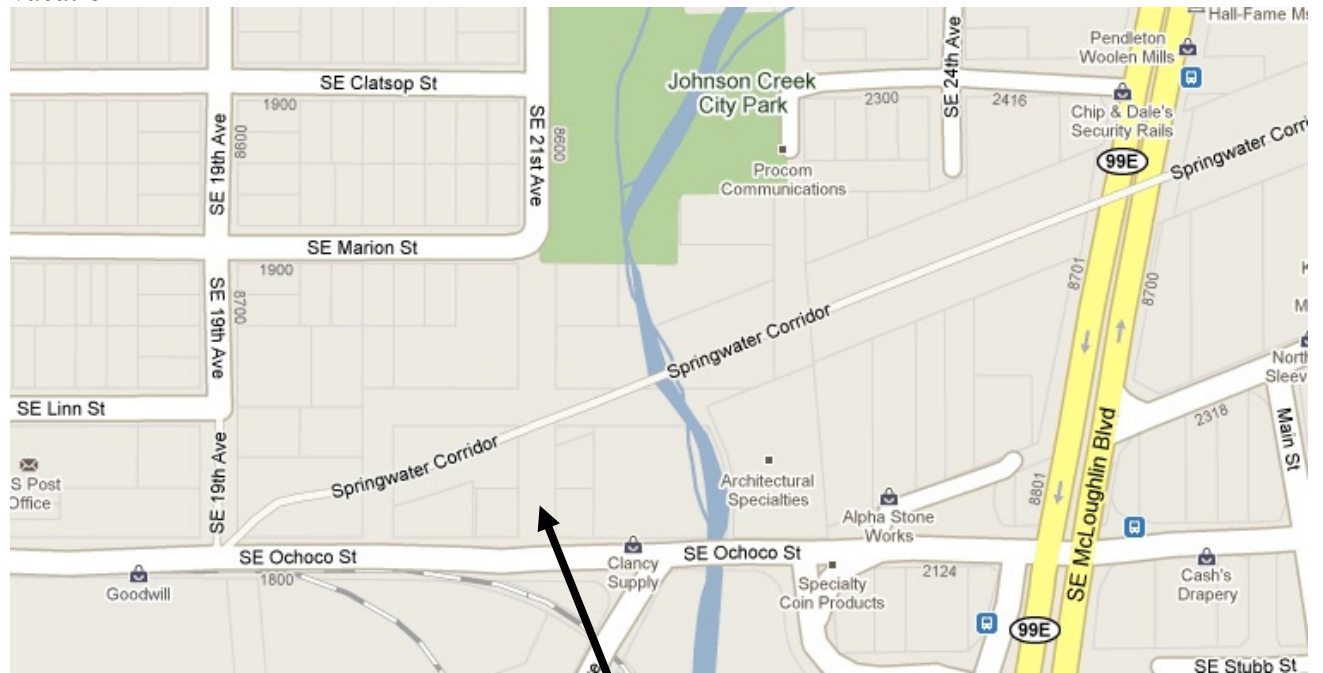
A. Area Proposed for Vacation

Staff Planner – Stuart Gwin, Phone: 503-823-7788

cc: Lance Lindahl, Right-of-Way Case Manager
Matt Millenbach, Sellwood-Moreland Improvement League (SMILE)
Leah Hyman, Southeast Uplift Neighborhood District Office
Case File

Exhibit A:

Map of area surrounding the proposed vacation



Proposed Vacation