

MADELINE KOVACS
ORANGE SPLOT LLC
4757 NE GOING ST
PORTLAND OR 97218

CAMERON HERRINGTON
5421 N MONTANA AVE
PORTLAND OR 97217

YESIKA ARRUALO
5288 N INTERSTATE AVE
PORTLAND OR 97217

BRUCE NELSON
4922 NE GOING ST
PORTLAND OR 97218

DAVID SWEET
4759 NE GOING ST
PORTLAND OR 97218

BEN BERGMAN
5815 NE 24TH AVE
PORTLAND OR 97211

EMAILED: MATT WICKSTROM, KATHRYN
BEAUMONT, BDS CLERKS, HEARINGS CLERKS, DOUG
MORGAN, ~~CURT KREGER~~, DAWN KRANTZ, ROBERT
HALEY, DAWN UCHIYAMA, ELISABETH REESE CADIGAN,
MARI MOORE, BPS-GIS, GAYLA JENNINGS, TONI
ANDERSON, *Kurt Krueger*

LU 16-133809 CP ZC

ORDER OF COUNCIL MAILED: 09/ /16



September 20, 2016

Madeline Kovacs
Orange Splot LLC
4757 NE Going Street
Portland, OR 97218

RE: LU 16-133809 CP ZC

Consider the proposal of Madeline Kovacs and the recommendation from the Hearings Officer for approval to change the Comprehensive Plan Map designation from High Density Single Dwelling Residential to Townhouse Multi-Dwelling Residential and the Zoning Map designation from R5 to R3 for property at 4736-4752 NE Going Street (Hearing; LU 16-133809 CP ZC)

Dear Applicant:

On September 14, 2016, at approximately 9:30 a.m., at a regularly scheduled meeting in Council Chambers, the Council voted 4-0 and passed Ordinance No. 187985.

This Ordinance must to be recorded with the Multnomah County Recorder within 10 days of receipt of this letter. **Please send a check to this office for \$61.00 payable to the Multnomah County Recorder, indicating the file number on your check.**

Yours sincerely,
Mary Hull Caballero
Auditor of the City of Portland

By:


Karla Moore-Love, Council Clerk

Encl.





NOTICE OF FINAL DECISION

TO: All Interested Persons
DATE: September 20, 2016
RE: LU 16-133809 CP ZC

Consider the proposal of Madeline Kovacs and the recommendation from the Hearings Officer for approval to change the Comprehensive Plan Map designation from High Density Single Dwelling Residential to Townhouse Multi-Dwelling Residential and the Zoning Map designation from R5 to R3 for property at 4736-4752 NE Going Street (Hearing; LU 16-133809 CP ZC)

On September 14, 2016, at approximately 9:30 a.m., at a regularly scheduled meeting in Council Chambers, the Council voted 4-0 and passed Ordinance No.187985.

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with the Board within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. The Board's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call the Land Use Board of Appeals at 1-503-373-1265 or visit LUBA's website (www.oregon.gov/LUBA) for further information on filing an appeal.

Encl.



ORDINANCE No. 187985

Amend the Comprehensive Plan Map designation and amend the Zoning Map for property at 4736-4752 NE Going Street at the request of Madeline Kovacs (Ordinance; LU 16-133809 CP ZC)

The City of Portland ordains:

Section 1. Council finds:

1. The Applicant seeks, for the properties at 4736 and 4752 NE Going Street, the following:
 - a. a Comprehensive Plan Map Amendment from High Density Single Dwelling to Townhouse Multi-Dwelling Residential for the properties at 4736 NE Going Street, identified as State ID No. 1N2E19BD 12200 (SECTION 19 1N 2E, TL 12200 0.45 ACRES on Multnomah County Tax Roll), and 4752 NE Going Street, identified as State ID No. 1N2E19BD 12100 (SECTION 19 1N 2E, TL 12100 0.45 ACRES on Multnomah County Tax Roll), (collectively referred to as the “Properties”); and
 - b. a Zoning Map Amendment from R5 (Residential 5,000) to R3 (Residential 3,000) for the Properties.
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 June 27, 2016, and issued a Recommendation on July 27, 2016, (BDS File No. LU 16-133809 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 16-133809 CP ZC, with modification of Condition C to clarify the duration of the affordability requirements.
- b. The Comprehensive Plan Map Amendment and Zoning Map Amendment for the Properties at 4736 NE Going (State ID 1N2E19BD 12200) and 4752 NE Going (State ID 1N2E19BD

12100) in Multnomah County are approved as follows:

1. A Comprehensive Plan Map Amendment from High Density Single Dwelling to Townhouse Multi-Dwelling Residential for the Properties.
2. Zoning Map Amendment from R5 (Residential 5,000) to R3 (Residential 3,000) for the Properties.
3. 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 conditions (B through C) must be noted on each of the four 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 16-133809 CP ZC." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
 - B. Dwelling units at the site are limited to one, two and three-unit structure types.
 - C. Three dwelling units must be permanently affordable at 80 percent median family income in partnership with Proud Ground or equivalent organization, subject to Portland Housing Bureau investment at the level of Downpayment Assistance Loan Program. If no such investment is available, this requirement is reduced to one dwelling unit. Affordable dwelling units may be provided at 4540 NE 47th Avenue if under the same ownership as the Subject Property.

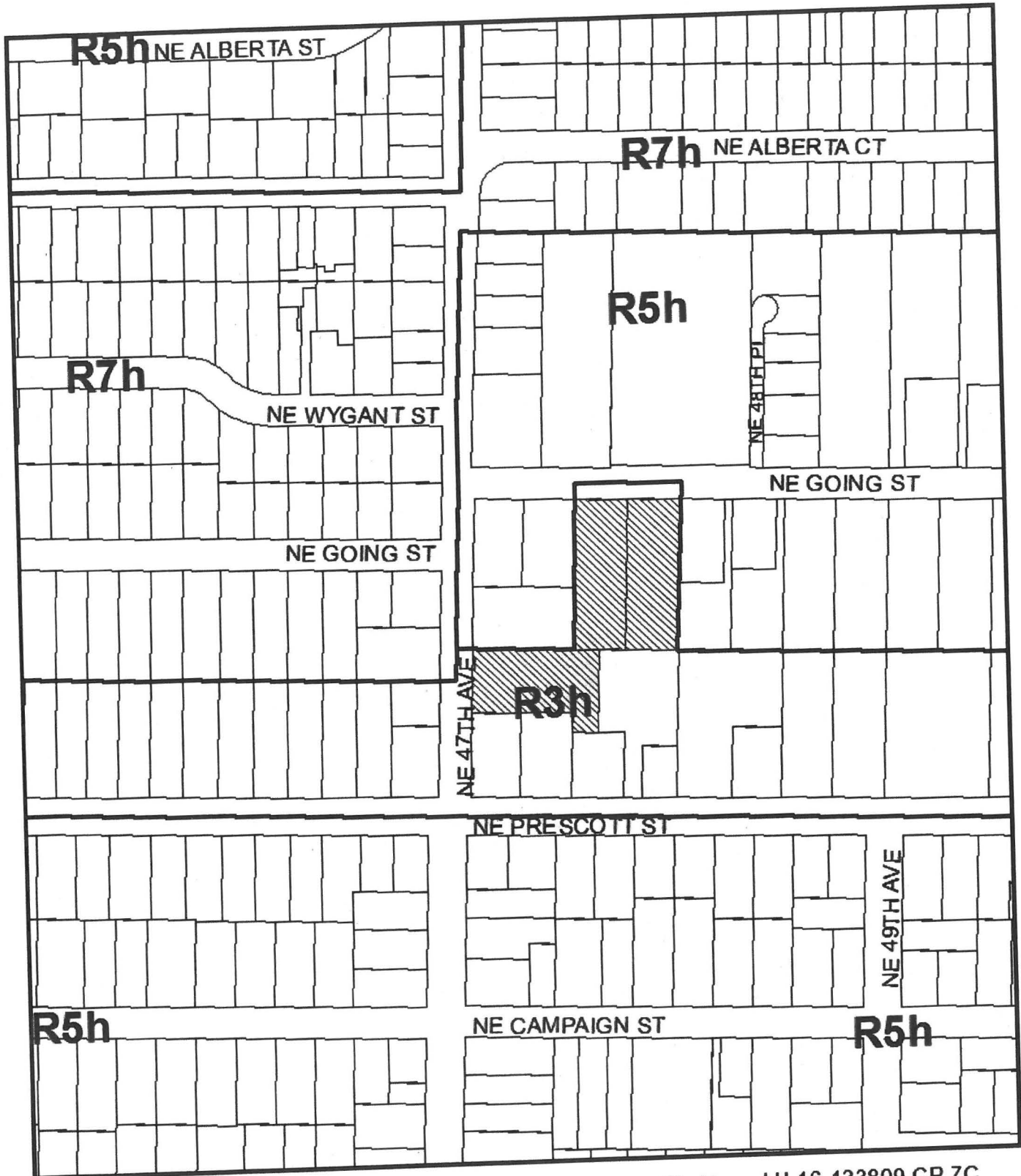
Passed by the Council: SEP 14 2016

Commissioner Dan Saltzman
Prepared by: Matt Wickstrom, BDS
Date Prepared: September 8, 2016

Mary Hull Caballero
Auditor of the City of Portland

By


Deputy



PROPOSED ZONING



Site

File No. LU 16-133809 CP ZC
 1/4 Section 2535
 Scale 1 inch = 200 feet
 State_Id 1N2E19BD 12200
 Exhibit B (May 11, 2016)