



CITY OF PORTLAND  
 Bureau of Development Services  
 1900 SW Fourth Avenue, Suite 5000  
 Portland, OR 97201 P524  
**Land Use Notice Enclosed**  
**Case # LU 18-169644 DZM**

REC'D MAY 30 2018

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**RETURN SERVICE REQUESTED**

KING NEIGHBORHOOD ASSOCIATION  
 REQUIRED NOTICE CONTACT C/O NECN  
 4815 NE 7TH AVE  
 PORTLAND OR 97211

98 DRAMNE1 97211



City of Portland, Oregon | Bureau of Development Services | 1900 SW Fourth Avenue, Portland, Oregon 97201 | www.portlandoregon.gov/bds



The City of Portland is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please call 503-823-7300, the TTY at 503-823-6868 or the Oregon Relay Service at 711.

www.PortlandOregon.gov/bds/translated



BDS@PortlandOregon.gov



503-823-7300



Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译  
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 Traducere sau Interpretare | 번역 및 통역 | الشفوية أو الشفوية أو الترجمة  
 Translating or Interpreting | Письменный или устный перевод



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** May 24, 2018  
**To:** Interested Person  
**From:** Jeffrey Mitchem, Land Use Services  
503-823-7011/Jeffrey.Mitchem@portlandoregon.gov

**NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD**

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision by June 21, 2018, we must have your comments by **June 14, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-169644 DZM, in your letter. It also is helpful to address your letter to me, Jeffrey Mitchem. You can also e-mail your comments to me at my e-mail address identified above.

**CASE FILE NUMBER: LU 18-169644 DZM**  
**5721 NE MLK JR BLVD – KFC**

**Applicant:** Junior Carbajal  
CIDA  
15895 SW 72nd Ave  
Portland, OR 97224

**Owner:** Northwest Restaurants Inc  
18815 139th Ave NE #C  
Woodinville, WA 98072

**Party of Interest:** Patrick McCarthy  
Joseph Hughes Construction  
11125 SW Barbur Blvd  
Portland, OR 97219

**Site Address:** 5721 NE MLK Jr Blvd  
**Legal Description:** BLOCK 20 INC STRIP 20' WIDE E OF & ADJ LOT 1&2 & INC STRIP 20' WIDE E OF & ADJ-S 16' OF LOT 3, PIEDMONT

**Tax Account No.:** R657802890  
**State ID No.:** 1N1E15DD 13300  
**Quarter Section:** 2430  
**Neighborhood:** King, contact Andrew Neerman at [andrew.neerman@kingneighborhood.org](mailto:andrew.neerman@kingneighborhood.org).

**Business District:** Soul District Business Association, contact at [info@nnebaportland.org](mailto:info@nnebaportland.org)  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

**Plan District:** None

**Zoning:** CGd, h General Commercial with Design and Height Overlays

**Case Type:** DZM, Design Review with Modifications

**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**

The proposal is for a new screening wall surrounding a cooler addition to the north wall of the existing KFC. A Modification to setback standards (Portland Zoning Code Section 33.130.215) is necessary to allow the wall to be constructed outside the 10' maximum setback on a Transit Street. Design Review is necessary because the proposal is for exterior alterations within a Design Overlay Zone.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- Community Design Guidelines
- 33.825 Modifications through Design Review

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on **May 11, 2018** and determined to be complete on **May 21, 2018**.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the

review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

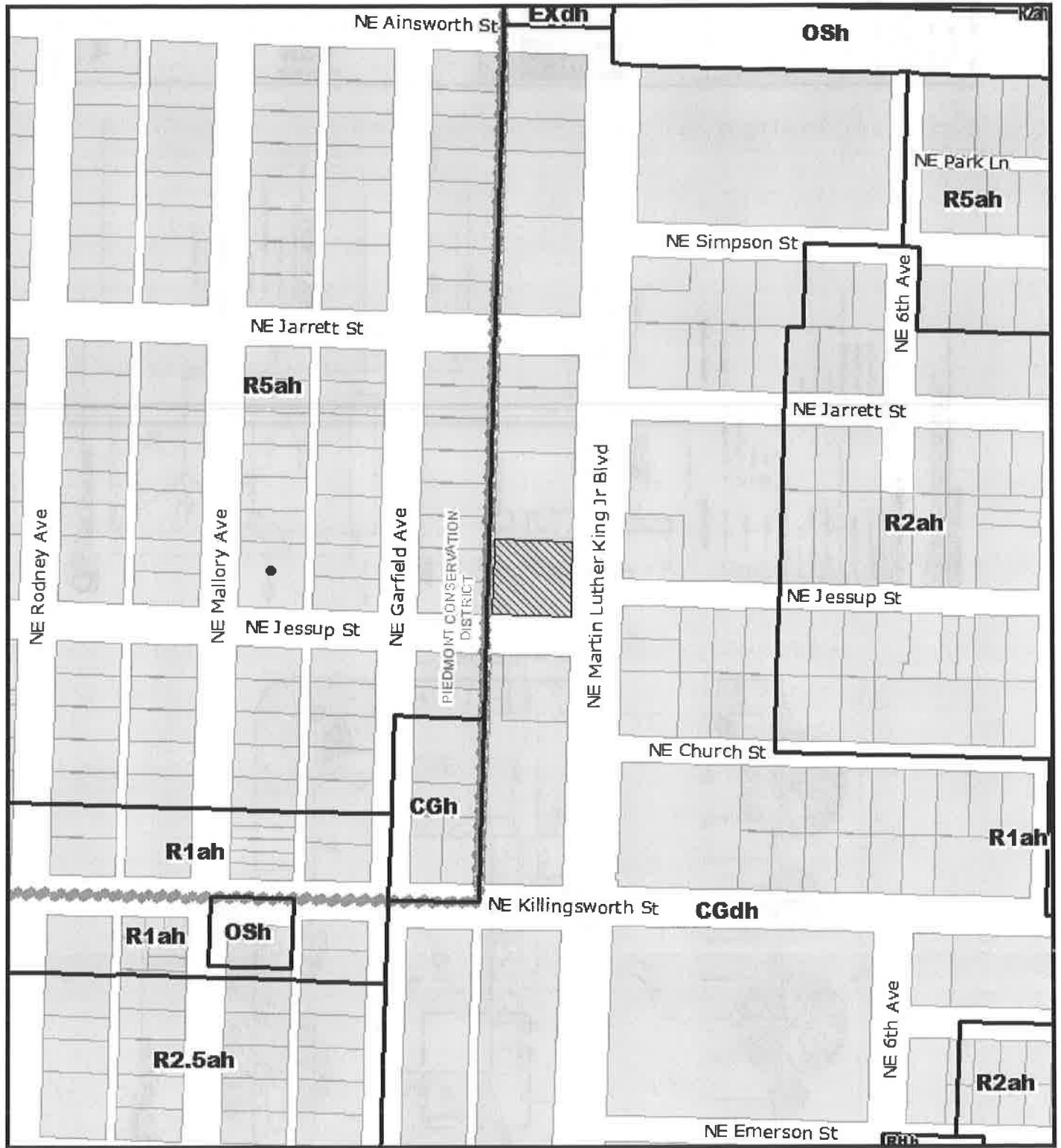
**APPEAL OF THE FINAL CITY DECISION**

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**

**Enclosures:**

Zoning Map  
Site Plan  
Elevation



# ZONING



Site



Conservation Landmarks

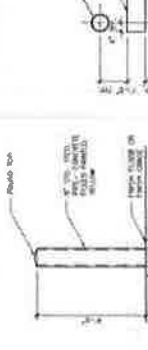
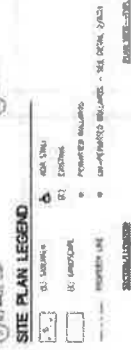
File No.	LU 18-169644 DZM
1/4 Section	2430
Scale	1 inch = 200 feet
State ID	1N1E15DD 13300
Exhibit	B May 16, 2018

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

- SITE PLAN KEYNOTES**
1. SEE GENERAL NOTES
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- SITE PLAN LEGEND**
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  - 2. EXISTING DRIVE
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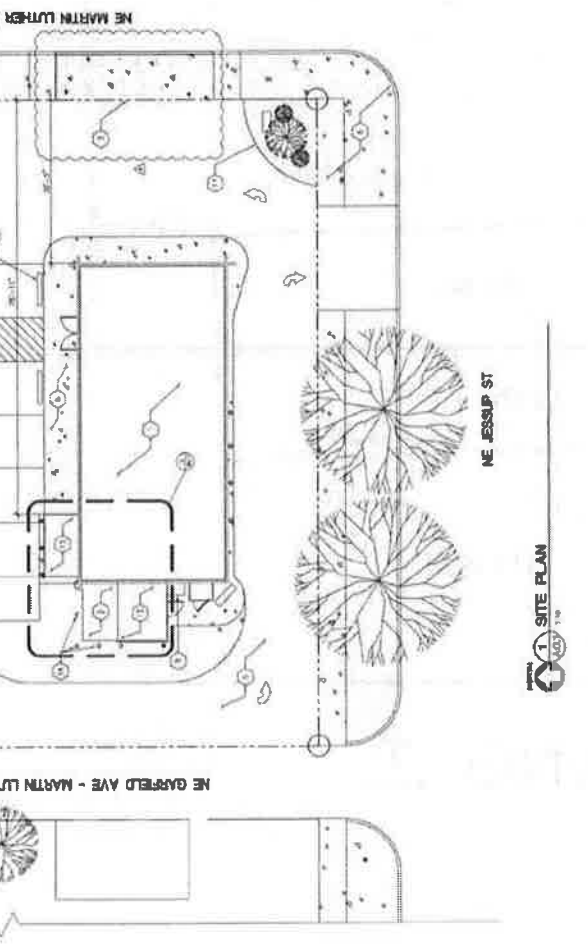


**NOTE**

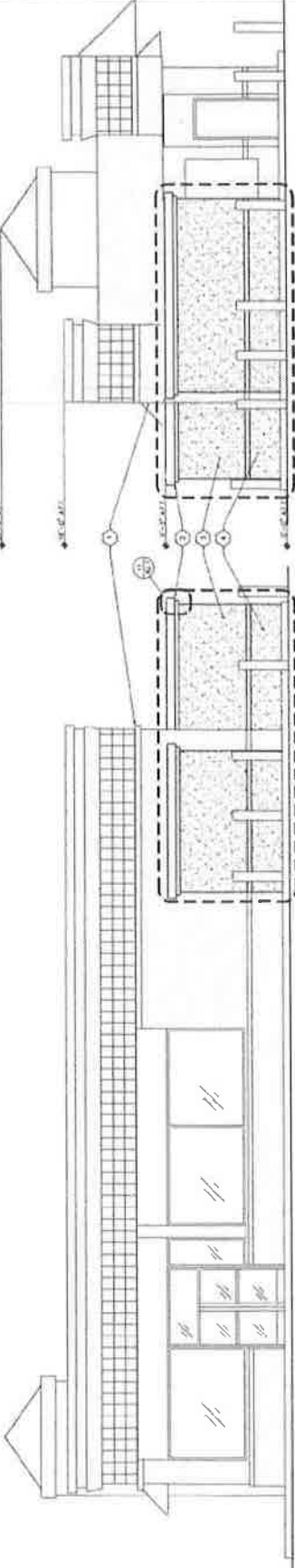
SEE GENERAL NOTES

- ROOF KEYNOTES**
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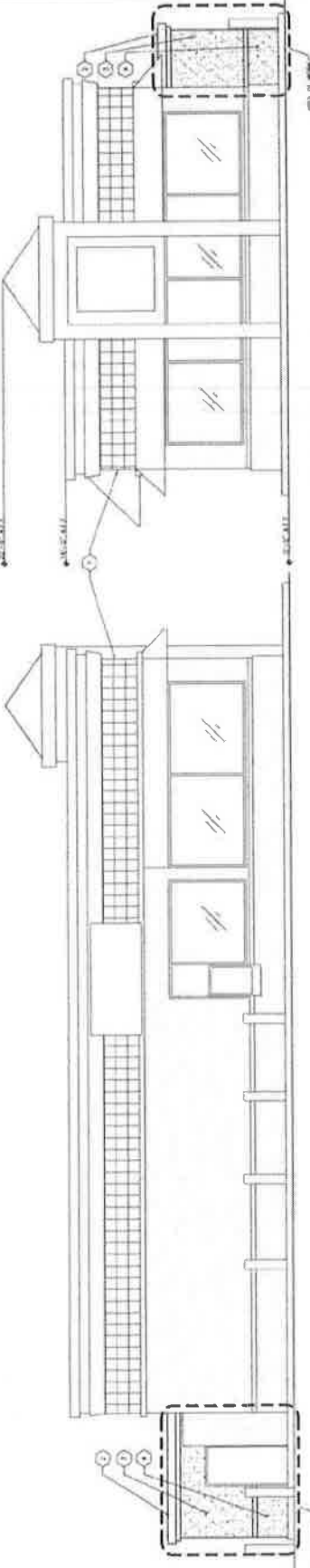
- ROOF LEGEND**
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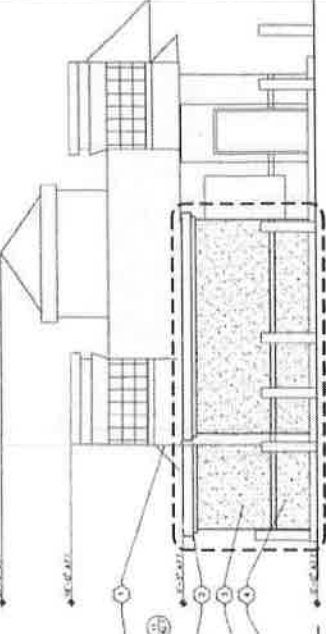
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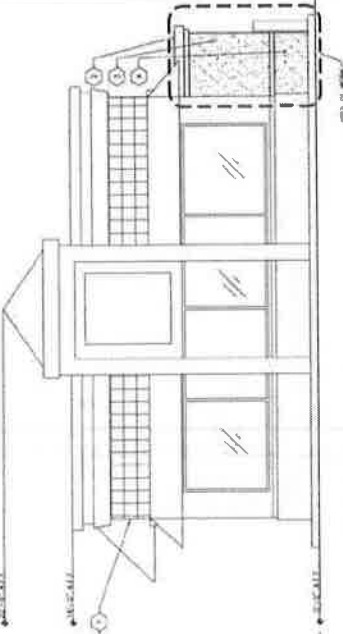
1 NORTH ELEVATION  
1/8" = 1'-0"



2 SOUTH ELEVATION  
1/8" = 1'-0"



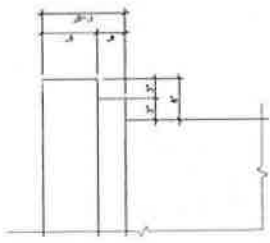
3 WEST ELEVATION  
1/8" = 1'-0"



4 EAST ELEVATION  
1/8" = 1'-0"

ELEVATION KEYNOTES

- 1) 6x6 SQUARE TO ROOF
- 2) 6x6 TYP. - CLASH TO UPPER CORNER
- 3) 6x6-18x18 CORNER - CLASH TO UPPER CORNER
- 4) 6x6-6x6 CORNER - CLASH TO UPPER CORNER
- 5) 6x6-6x6 CORNER - CLASH TO UPPER CORNER



5 CORNICE DETAIL TYP.  
1/8" = 1'-0"

**KFC**  
ALTERNATION FOR  
5721 NE MLK BLVD  
PORTLAND, OREGON 97211

ELIMINATE  
**A2.1**  
JOB NO. 1701230

LU 18-169644 D2M

