

Notice of Public Hearing Multnomah County Planning Commission

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You are invited to attend the Public Hearing or send written comment regarding the proposal.

A Public Hearing will be held on the following item on the date and at the place indicated below. The subject item may vary with time. This Public Hearing is being held in accordance with provisions of Multnomah County Ordinance. If you desire further information, please call 225-3222.

The decision made by the Planning Commission on the item below may be appealed to the Board of County Commissioners by either the applicant or anyone opposing the applicant. Such appeals must be made in writing to the Multnomah County Planning Commission within ten (10) days after said meeting.

Department of Environmental Services/Division of Land Use Planning/1100 N.W. Fourth Av./Portland, Oregon 97204

DATE: 8-19-75 TIME: 1:30 p.m. PLACE: Room 602, County Court House

MC 10-75, #363 Expansion of Community Service Use

- (a) Location: 2900 N. E. 132nd Avenue
- (b) Legal: Tax Lots '6', '17' and '264',
Section 26, 1N-2E, 1972 Assessor's Map
- (c) Site Size: 22 Acres
- (d) Size Requested: Same
- (e) Property Owner: Health Research Foundation-
2900 N. E. 132nd Avenue
- (f) Applicant: Western States Chiropractic College
2900 N. E. 132nd Avenue
- (g) Present Zoning: R-7.5, C-S, Single Family Residential,
Community Service District
Permits single family homes on lots of 7,500 square feet or more. Allows duplexes, offices and parking when next to commercial or industrial zones. Community service approval permits use of zoned property for a special use such as a church, school, park, public utility, health care facility, etc.
- (h) Request: The applicant requests approval to expand the present student load of 200 students to a maximum of 550 students by 1978. The present limitation of 200 students was established by the Planning Commission on February 20, 1973 (MC 3-73) when approval was given to change the parochial school to a chiropractic college.

PLANNING COMMISSION ACTION:

Approve expansion of the use of the subject site to accommodate 550 students, with the following conditions:

- (1) There is a need for public sewer service in the area which is increased with this change of use. The owner shall therefore, file an appropriate document agreeing to connect to any future sewer when built, and further, agreeing not to remonstrate against it.

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- (2) There is a need for compatibility of development between the proposed use and adjacent properties. Therefore, a site plan, showing building location and design, circulation, lighting and signing and the details of landscaping and maintenance shall be subject to review and approval by the Division of Planning and Development.
- (3) Approval of this request shall be subject to further review by the Division of Planning and Development of an impact study and site plan to be submitted by the applicant within 60 days. Such study shall include an estimate of future buildings, size of student body and staff, parking, and other uses and on-site activities which may increase traffic in the neighborhood.
- (4) Applicant shall promptly prepare and submit, for Division of Planning and Development review and approval, a plan and program to reduce and limit the automobile traffic to the site. Such plan and program of implementation may include car pooling, measures to encourage transit use, shuttle buses, park and ride, class scheduling, limitations of the number or use of parking spaces, student information programs and student participation in developing and carrying out traffic limiting measures. The Planning Commission notes that technical assistance may be available from Tri-Met and from D.E.Q.
- (5) Approval of the expansion is limited to occupancy by the applicant. Changes of use of the site will require approval under the Community Service Section of the Zoning Ordinance.
- (6) No clinic use shall be made of the site.

All Applicable Permits Required

RECEIVED

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WESTERN STATE
CHIROPRACTIC COLLEGE