



HEARING ON APPEAL AGAINST DECISION ON ZONE CHANGE

1220 S.W. FIFTH AVE.
PORTLAND, OR 97204

April 6, 1988

File No. 7791

The City Council at a time certain of 2:15 p.m. on Wednesday, April 20, 1988, in the Council Chamber of City Hall, 1220 SW Fifth Avenue, will consider the appeal of Rose City Sand and Gravel against the decision of the Hearings Officer on their application for a zone change from C2L and R7L to M3, the Comprehensive Plan designation, for a for a 33+ site to develop a driving range and outdoor storage with a variance to waive paving requirements for a storage/parking lot. The parcel is on the east side of NE 82nd Avenue between NE Siskiyou and Russell Streets, and is described as Tax Lots 13, 34, 38 and 105, Section 28, T1N, R2E.

The Hearings Officer denied the zone change but approved a revocable permit with conditions to develop the property with a miniature golf course and driving range.

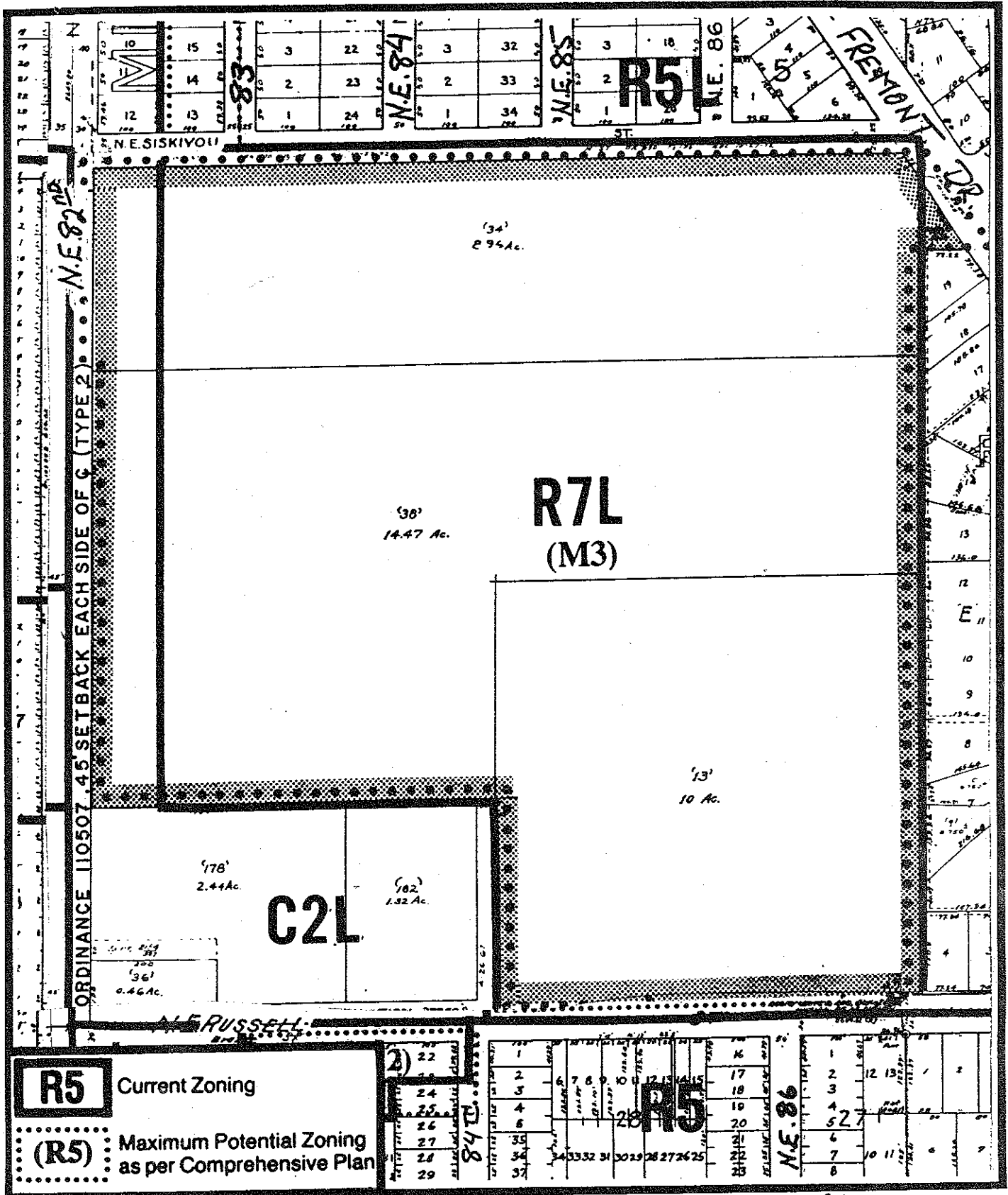
The appellant feels the decision denied any beneficial use of the great majority of the site and that a revocable permit will not enable site development because of problems with financing under a permit. The appellants asks approval of the zone change and variance to allow development of the driving range and storage area and suggests a modification limiting Russell Street frontage to residential uses if the Council so desires.

Reports, full text of appeal and other material are available for review in the office of the City Auditor, Room 202, City Hall.

If you wish to go on record as favoring or protesting the appeal and do not plan to attend the hearing, please do so by letter addressed to this office, or you may write comments on the back of this letter and return it to this office for filing as a matter of record prior to the date of hearing.

If you want more information, phone 248-4083.

EC:mn
1965C



Zoning

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 1/4 Section 2739

Your area neighborhood association, MADISON SOUTH NEIGHBORHOOD ASSN., may discuss this case and make a recommendation to the hearings body. You can phone: 252-8332