



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: October 25, 2011

From: Sylvia Cate, Land Use Services
503-823-7771 / Sylvia.Cate@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 11-180993 CU
Pre App: PC # 11-146732

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Sylvia Cate at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: November 15, 2011 – 21 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: November 23, 2011**
- **A public hearing before the Hearings Officer is tentatively scheduled for December 5, 2011 at 9:00 AM**

Applicant: Jeff Delegato, Principal
St Agatha School
7960 SE 15th Ave
Portland, OR 97202

St Agatha Catholic Church
1430 SE Nehalem St
Portland, OR 97202

Representative: Peter Fry, Land Use Consultant
2153 SW Main St, Rm 105
Portland, OR 97205

Site Address: 7960 SE 15TH AVE

Legal Description: BLOCK 6 LOT 12-15, MILLERS ADD; BLOCK 53 LOT 2-5&18, SELLWOOD; BLOCK 53 LOT 6 LOT 17 EXC W 25' OF N 10', SELLWOOD; BLOCK 54 LOT 1&2, SELLWOOD; BLOCK 54 LOT 18, SELLWOOD; BLOCK 72 LOT 8-12 LOT 14&15, SELLWOOD; BLOCK 1 LOT 8&9, SHINNS ADD

Tax Account No.: R571200970, R752706310, R752706360, R752706480, R752706650, R752711950, R767000150

State ID No.: 1S1E23DB 16800, 1S1E23CA 06500, 1S1E23CA 06400, 1S1E23CA 06600, 1S1E23CA 06700, 1S1E23DB 16900, 1S1E23CA 05100

Quarter Section: 3832

Neighborhood: Sellwood-Moreland, contact Ellen Burr at 503-234-2233.

Business District: Westmoreland, contact Tom Brown at 53-381-6543.

District Coalition: Southeast Uplift, contact Leah Hyman at 503-232-0010.

Plan District: None

Zoning: R5a: Single Dwelling Residential 5,000 with Alternative Design Density overlay zone

Case Type: CU: Conditional Use

Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal:

The applicant's site is currently developed with six buildings: St. Agatha Church, the Parish Hall, the Rectory, the Administration/Chapel, Thrifty Cottage, and the St. Agatha School building. In 2000, the applicant proposed the construction of a new grade school to replace the existing grade school on the site. That proposal was approved via case file LUR 00-00823 CU AD. The approval was also subject to a number of conditions of approval, including one voluntary condition that the applicant offered during the public hearing to address intensity of use concerns by some of the neighbors. The new school building has been developed and the majority of the school operations are in the main school building. However, the applicant wishes to remove the voluntary condition of approval in order to allow school activities within the Parish Hall and more efficiently utilize the full commercial kitchen in the parish Hall. The school activities would include the relocation of a preschool so that the children in the preschool class could have their own classroom without having to share the use of the library space of their activities. The music program would also be relocated to the Parish Hall. Finally, the applicant wishes to remove the voluntary condition of approval so that the students can eat hot lunches in the Parish Hall instead of the lunch staff having to prepare the food and transport it across the street to the children in the new school building. The full text of the condition the applicant wishes to remove follows:

- A. *In order to maintain the same level of intensity of use on the site, the Church will restrict the use of the Parish Hall to non school-related activities.*

The Conditional Use approval [LUR 00-00823 CU AD] placed a maximum enrollment cap of 250 students. The applicant notes that current school enrollment is 183 students with a total staff of 27. No new development is proposed and the applicant does not request any other modifications to the original approval.

Approval Criteria:

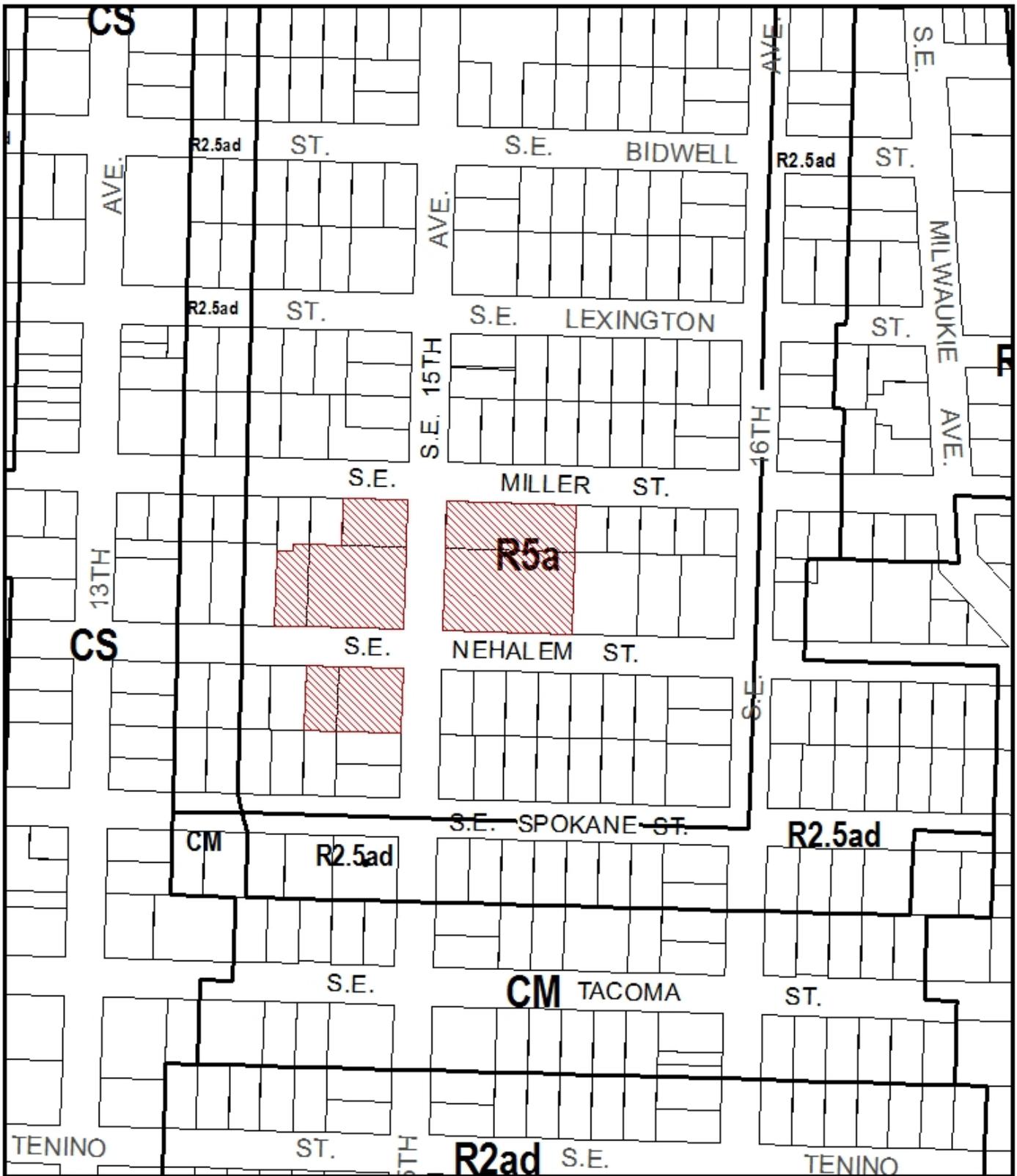
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.815.105, Institutional and Other Uses in the R Zones

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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on September 28, 2011 and determined to be complete on October 18, 2011.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan



ZONING



Site



Historic Landmark



NORTH

File No.	LU 11-180993 CU
1/4 Section	3831,3832
Scale	1 inch = 200 feet
State_Id	1S1E23DB 16900
Exhibit	B (Oct 24, 2011)

INTEGRAL CONSTRUCTION

DILORETO ARCHITECTS, LLC
1000 NE Oregon Street, Suite 200
Portland, Oregon 97232
Tel: 503.251.1111
Fax: 503.251.1112

ST. AGATHA SCHOOL PORTLAND, OREGON

REVISIONS:

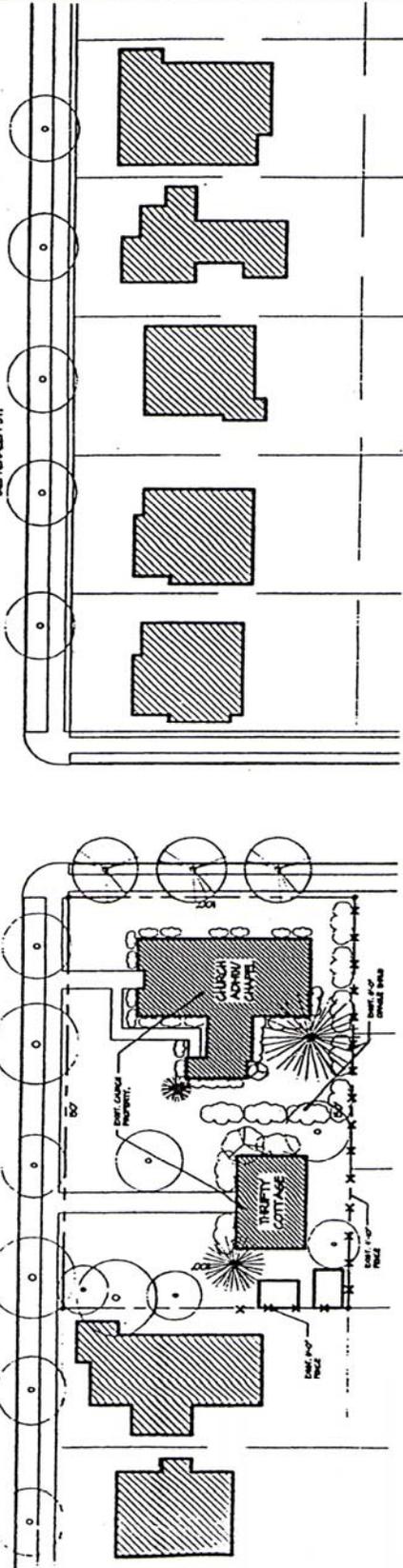
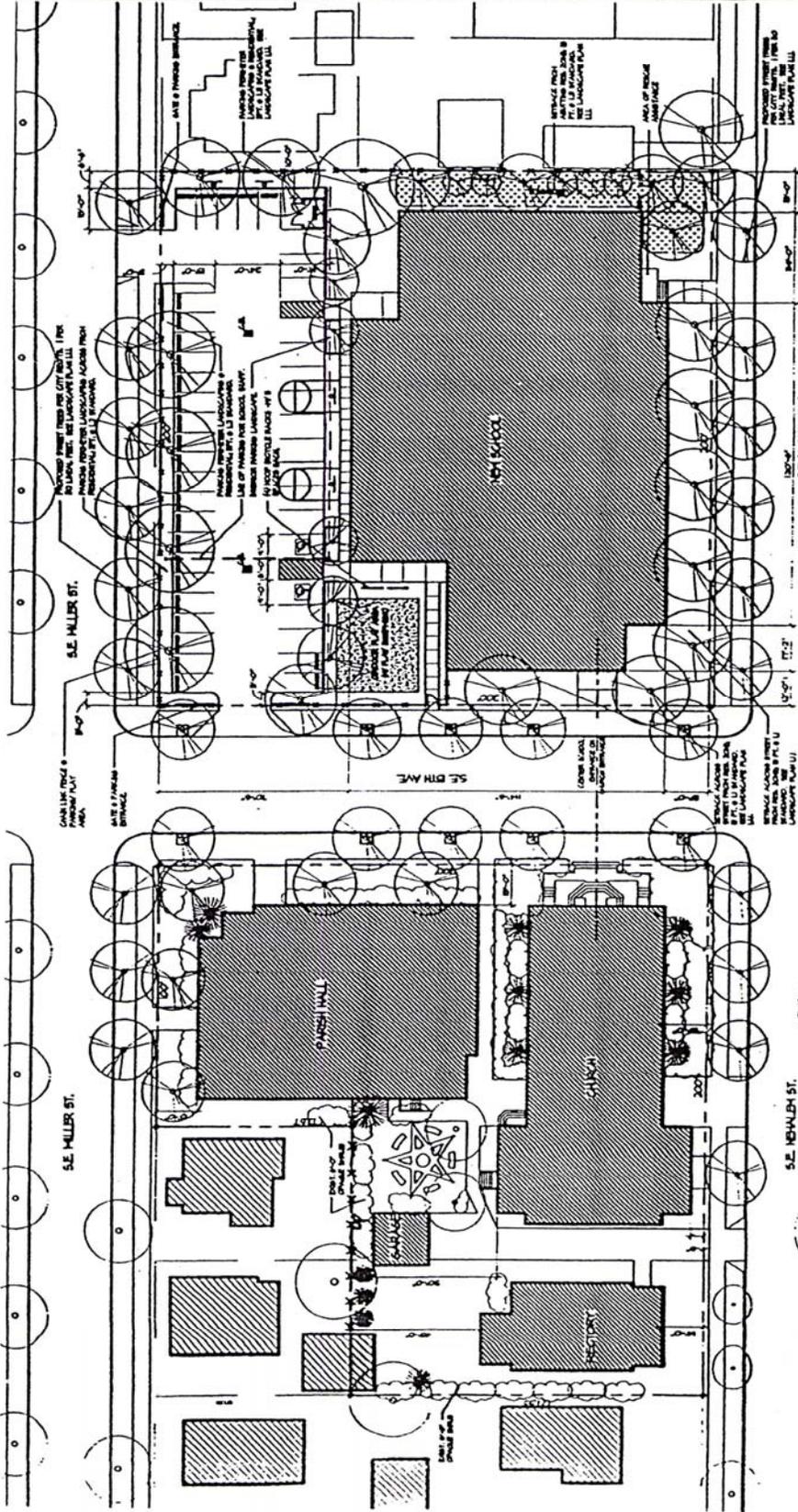
GENERAL NOTE:
DEMOLITION DEVELOPMENT

SHEET NO.

C1.2

12.28.19

00004



6 SITE PLAN- NEW AND EXISTING DEVELOPMENT
 LUR # 00-00923 CV AD LUR 00 - 00823 CU, AD
 EXHIBIT C-1
 LU 11-180993 CU SITE PLAN

