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

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

Date: October 18, 2011

To: Interested Person

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

NOTICE OF A RE-SCHEDULED PUBLIC HEARING ON A PROPOSAL IN YOUR NEIGHBORHOOD

CASE FILE: LU 11-146609 CU AD
PC # 10-198934
REVIEW BY: Hearings Officer

ORIGINAL HEARING DATE: Monday, 11/7/11 at 9:00 AM
NEW HEARING DATE: **Wednesday, 11/16/11 at 9:00 AM**

WHERE: 1900 SW Fourth Ave., Suite 3000, Portland, OR 97201

The hearing on this land use case has been re-scheduled from November 7th to November 16th at 9:00 a.m. No other changes have been made to either the applicant's proposal or the Notice of Hearing. Please note that this notice of Re-scheduled Hearing is abbreviated. The Notice that was mailed October 14th contains additional details.

Development has been proposed in your neighborhood requiring 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 are 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.

Applicant: Rodelo and Vivian Asa, property owners
2027 SE 174th Ave
Portland, OR 97233

Representative: Edward Radulescu, Main Contact
EPR Design
825 NE 20th Ave #202
Portland OR 97232
503-265-8461

Site Address: 2027 SE 174TH AVE

Legal Description: TL 8300 0.71 ACRES, SECTION 06 1S 3E
Tax Account No.: R993061280
State ID No.: 1S3E06DC 08300
Quarter Section: 3248

Neighborhood: Centennial, contact Louise Cody at 503-252-4302.
Business District: None
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

Zoning: R7a: Single Dwelling Residential 7,000 with Alternative Design Density
Case Type: CU AD: Conditional Use and Adjustment
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 applicants request a Conditional Use and Adjustment to replace the existing single family residence on this site which currently operates as a Group Living facility, with a new residential care facility [Group Living] building that will be licensed for 45 beds. The proposed new facility will be 2-story, with a parking lot that will accommodate 8 bicycles, 11 cars and one loading space. The proposed facility will have a total of 26,635 square feet, of which approximately 4,000 square feet will be used as household living by the owner and the owner's family.

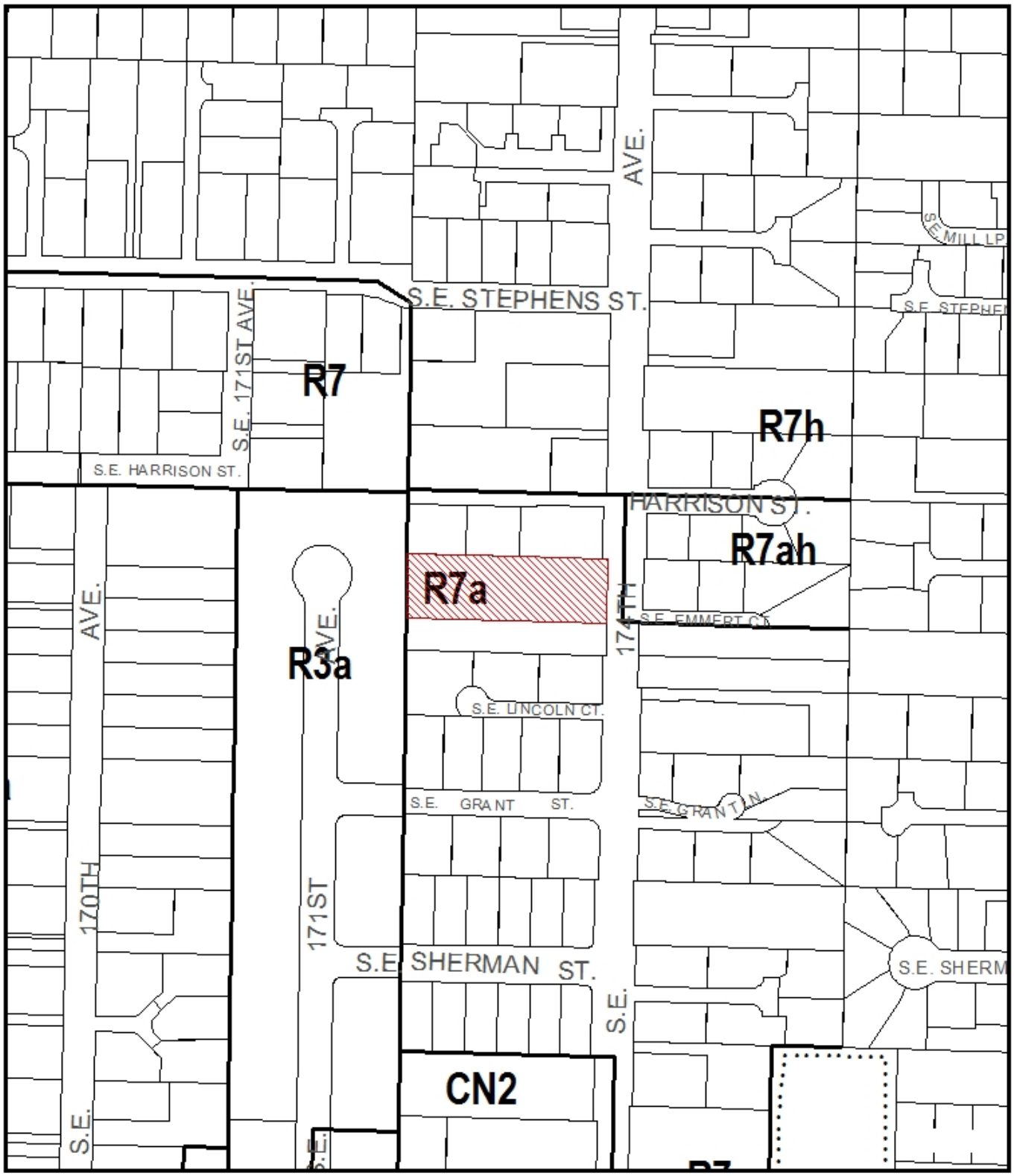
The proposed facility would provide care for day to day activities due to advanced age and or handicap restrictions. The facility is not intended to serve patients with dementia or other memory care issues. The resident units will be limited to a sleeping room, closet and private half bath. The facility will have 24-hour staff which will primarily consist of the owner and family members, who are medical and care professionals. Two additional staff are anticipated to also provide care, one during the day shift, the other during the night.

The zoning code, at 33.266.310.C.2.a requires that for buildings that include a use that is not household living, and is greater than 20,000 square feet of floor area must provide one loading space to "Standard A" size: at least 35 feet in length, 10 feet wide, and with 13 feet of clearance. The applicant requests an Adjustment to allow the required loading space to meet "Standard B" size: 18 feet long, 9 feet wide and with a clearance of 10 feet. Attached to this Notice is a zoning map and site plans depicting the proposal.

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 R zones
- 33.805.040 A-F, Adjustment

Enclosures: Zoning Map

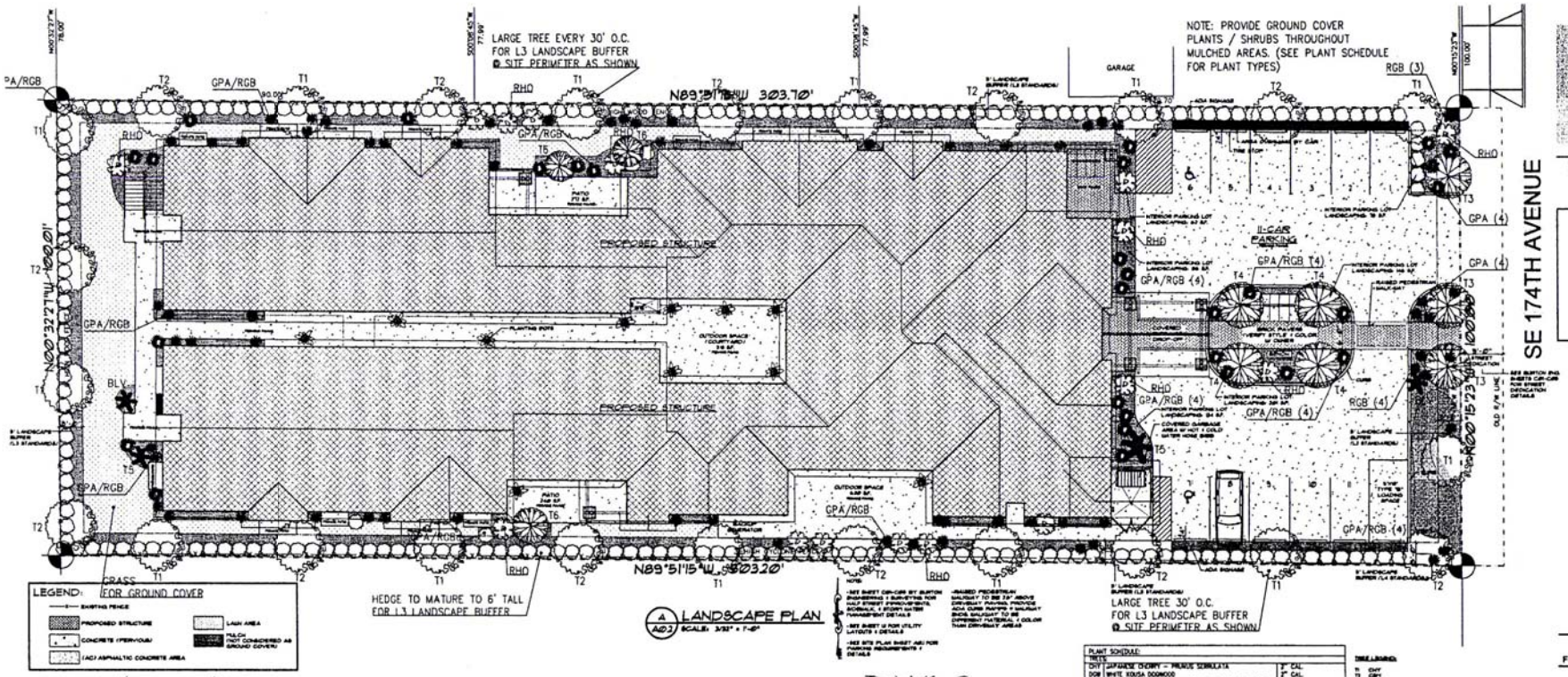


ZONING

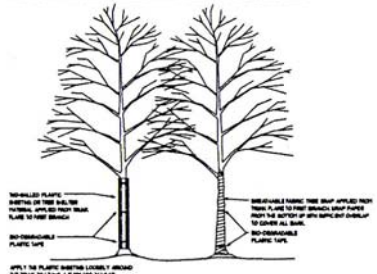
Site

NORTH

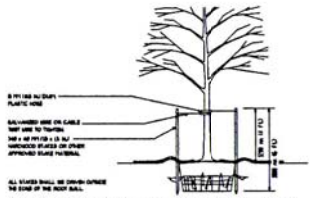
File No. LU 11-146609 CU,AD
1/4 Section 3248
Scale 1 inch = 200 feet
State_Id 1S3E06DC 8300
Exhibit B (Sep 20,2011)



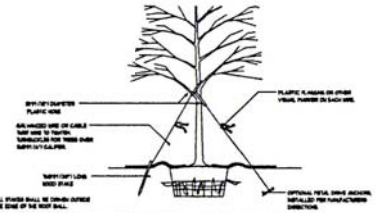
A LANDSCAPE PLAN
A0.2 SCALE: 3/32" = 1'-0"



TREE WRAPPING DETAIL



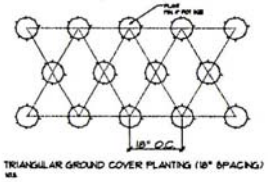
TREE STAKING DETAIL - TREES 1.5"-3" (3 IN) CALIPER OR LESS



TREE STAKING DETAIL - TREES 1.5"-3" (3 IN) CALIPER OR LARGER

PLANT SCHEDULE:			
TREES			
CHY	JAPANESE CHERRY – PRUNUS SERRULATA	2" CAL.	
DOW	WHITE KOUSA DOGWOOD	2" CAL.	
CSH	CRIMSON SENTRY MAPLE – ACER PLAT. CRIMSON SENTRY	2" CAL.	
RSM	RED SUNSET MAPLE – ACER RUBRUM RED SUNSET	2" CAL.	
CMP	COLUMNAR WHITE PINE – PINUS STROBUS FASTIGIATA	6'-7' MIN.	
GL	GREENSPIRE LINDEN – TILIA CORDATA GREENSPIRE	2" CAL.	
CBS	COLORADO BLUE SPRUCE – PICEA PUNGENS	6'-7' MIN.	
BLV	BOULEVARD CYPRESS		
SHRUBS			
RHD	RHODODENDRON		
DPA	RUMPO PINK AZALEA – AZALEA RUMPO PINK	3 GAL	
RGB	ROSY GLOW BARBERRY – BERBERIS THUNB. ROSY GLOW	3 GAL	
GROUND COVER			
KK	KINNIKINNICK – ARCTOSTAPHYLOS UVA-URSI MASSACHUSETTES	4" POT 18" O.C.	
BP	BOWLES PERIWINKLE – VINCA MINOR BOWLES	4" POT 18" O.C.	
BW	BUGLEWEED – AJUGA REPENS	4" POT 18" O.C.	
GRASS / SEED MIX			
WESTERN FESCUE–FESTUCA OCCIDENTALIS BIO CASCADES			
BLUE WILDRYE–ELYMUS GLAUCUS BIO CASCADES			
SLENDER WHEATGRASS–ELYMUSTRACHYCAULUS BIO CASCADES			

*VERIFY ALL PLANT MATERIAL & LOCATIONS WITH OWNER



TRIANGULAR GROUND COVER PLANTING (18" SPACING)

TREE LEGEND:
T1 CHY
T2 CHY
T3 PN
T4 CBS
T5 RSM
T6 DOW

LANDSCAPE REQUIREMENTS PER CITY OF PORTLAND

IN INTERIOR PARKING LOT LANDSCAPE:
TREES:
1 LARGE TREE PER 4 PARKING SPACES
1 MEDIUM TREE PER 3 PARKING SPACES
1 SMALL TREE PER 2 SPACES
MIN. 12'-0" DIA.
SHRUBS: 50% PER EVERGREEN
12 SHRUBS PER PARKING SPACE
MIN. 1 GAL. CONTAINER SIZE
GROUND COVER:
ALL REMAINDER AREA TO BE COVERED BY GROUND COVER PLANTS HAVING A MIN. OF 1" POT SIZE & PLANTED IN TRIANGULAR SPACING ACCORDING TO SPACING SPECS IN PLANT SCHEDULE. GRASS ALLOWABLE FOR GROUND COVER. MULCH NOT CONSIDERED AS GROUND COVER.

REQUIRED LANDSCAPE PERIMETER:
-6' BUFFER TO L3 STANDARDS (ABUTTING R ZONE LOT LINE)
-6' BUFFER TO L3 STANDARDS (LOT LINE ABUTTING STREET)
-6' BUFFER TO L3 STANDARDS (LOADING SPACE)

PROPOSED LANDSCAPE PERIMETER:
-6' BUFFER TO L3 STANDARDS (ABUTTING R ZONED LOTS)
-6' BUFFER TO L3 STANDARDS (LOT LINE ABUTTING STREET)
-6' BUFFER TO L3 STANDARDS (LOADING SPACE)
-TREE SPACING AS SHOWN
-EVERGREEN HEDGE TO MATURE TO 6'-0" HT.
-GROUND COVER (GRASS / PLANTS / SHRUBS) AS SHOWN

REQUIRED INTERIOR PARKING LOT LANDSCAPING:
-TREES: 3 LARGE TREES OR 4 MEDIUM TREES OR 6 SMALL TREES
-SHRUBS: 0 TOTAL (12 SHRUBS x 0 PARKING SPACES = 0)

EXISTING TREES (4" CAL. OR LARGER): 0 TOTAL
CREDIT TOWARDS INTERIOR TREES: 0 TOTAL

PROPOSED INTERIOR PARKING LOT LANDSCAPING:
-TREES: 3 MEDIUM TREES (2 EVERGREEN)
-SHRUBS: 36+ PROPOSED
(TO BE SELECTED FROM SHRUBS ON PLANT SCHEDULE ABOVE ON THIS SHEET)
-GROUND COVER: TO COVER REMAINDER AREAS (MULCH NOT COUNTED AS GROUND COVER PLANTS LISTED IN PLANT SCHEDULE ON THIS SHEET)

epr DESIGN
625 N.E. 20th Ave. Suite 202
Portland, Oregon 97232
503-265-8461 PH.
503-265-8462 FX.
www.eprdesign.com

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
MICHAEL J. JOHNSON
EXPIRES: 06/30/11

Rodelo Asa Residential Care Facility
2027 SE 174th Ave.
Portland, Oregon

These plans and the designs herein are copyrighted under Federal Law by EPR DESIGN llc.

LANDSCAPE PLAN
REVISED:
DATED: 5/10/2010
DRAWN BY:
SHEET: A0.2