



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

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

Date: April 12, 2011
To: Interested Person
From: Kathleen Stokes, Land Use Services
503-823-7843 / Kathleen.Stokes@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD (CORRECTED DOCUMENT)

You were recently mailed a decision document for this proposal. This document corrects language in the Administrative Decision section only. No other changes have been made except the appeal date which has been changed from April 21, 2011 to April 26, 2011.

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 11-114648 CU

GENERAL INFORMATION

Applicant: Paul Cathcart, PPS
School District No 1
PO Box 3107
Portland, OR 97208-3107

Site Address: 5105 SE 97TH AVE

Legal Description: BLOCK 7 TL 100, CADWELLS ADD
Tax Account No.: R125901790
State ID No.: 1S2E16 00100
Quarter Section: 3540

Neighborhood: Lents, David Hyde at 503-772-1376.
Business District: Midway, Bill Dayton at 503-252-2017.
District Coalition: East Portland Neighborhood Office, Richard Bixby at 503-823-4550.

Plan District: Johnson Creek Basin

Zoning: R5a (R5,000, High Density Single-Dwelling Residential, with an Alternative Design Density Overlay), OS (Open Space)

Case Type: Conditional Use Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal: The Portland School District is proposing to add two 1,792 square-foot modular classroom buildings at Lent Elementary School (combined total of 3,584 additional square feet). The structures are proposed to be located on the west side of the main school building, which is adjacent to the I-205 freeway. The proposed structures will each contain two classrooms and

will be used to reduce crowding, as the school accommodates the projected increase in students for the coming school year. The 2011-2012 enrollment is estimated to be 585

students, which is an increase of 24 students over the previous high enrollment, in 2010-2011, of 561 students. Note that the proposed site plan also shows a third modular building, which is being anticipated for the near future. However, as the projected enrollment that might be accommodated by a third modular building and the projected traffic impacts from that additional enrollment were not analyzed for this proposal, it is not being considered as a part of this review.

Changes that increase the floor area for Conditional Use sites, over 1,500 square feet, but less than 10%, require approval of a Type II Conditional Use Review. At the time of the submittal for this application, the Code also required a Type II Conditional Use review for increases of less than 10% in the numbers of students at schools that are located in residential or open space zones.

Relevant Approval Criteria: In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are those for Uses in the Open Space Zone, 33.815.100 A through D and Institutional and Other Uses in R Zones, Code Section 33.815.105, A through E.

ADMINISTRATIVE DECISION

Approval of a Conditional Use Review to allow the addition of two modular classroom buildings, each approximately 1,792 square-feet in size, subject to general compliance with the approved site plans and elevation drawings, Exhibits C-1 through C-2, signed and dated April 5, 2011, and also is subject to the following condition:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 11-114648 CU."

Staff Planner: Kathleen Stokes

Decision rendered by:  **on April 5, 2011**

By authority of the Director of the Bureau of Development Services

Original decision mailed: April 7, 2011

Corrected decision mailed: April 12, 2011

Appeal must be filed by 4:30 PM on April 26, 2011. (See original document for more information.)