



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

Notice of a Pre-Application Conference

Time and Date: July 27, 2016 at 1:00pm
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 16-198614

Proposal and Property Information

Location: 5727 SE 136TH AVE
Proposal: Pre-application Conference to discuss a proposal for a 28 lot land division with a new street and private street tract. The site is split zoned: commercial zoning to the east and multi-dwelling to the west. The applicant is proposing zero lot line development.
Land Use Reviews Expected: Type III Land Division
Site Zoning: CN2 (Neighborhood Commercial, 33.130), R2 Multidwelling Residential, 33.120), Johnson Creek Basin Plan District, 33.537
Tax Account Number(s): R201279

Contacts

Applicant: Andrew Tull & 3J Consulting, (505) 545-1907; James Aronoff, Scotia Western States Housing LLC (541) 600-5146
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: Powellhurst-Gilbert, contact Powellhurst-Gilbert at pgnaboard@gmail.com/Pleasant Valley, contact Steve Montgomery at foxtrotlove@hotmail.com.
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.
Business District: None
Neighborhood within 1,000 feet: Powellhurst-Gilbert, contact Powellhurst-Gilbert at pgnaboard@gmail.com

General Information About Pre-Application Conferences

What is a Pre-Application Conference?

A Pre-Application Conference is a meeting that the Bureau of Development Services has with a person who is interested in doing a development project in the City of Portland. City Bureaus send their representatives to this meeting to give information to the person about what each bureau will require.

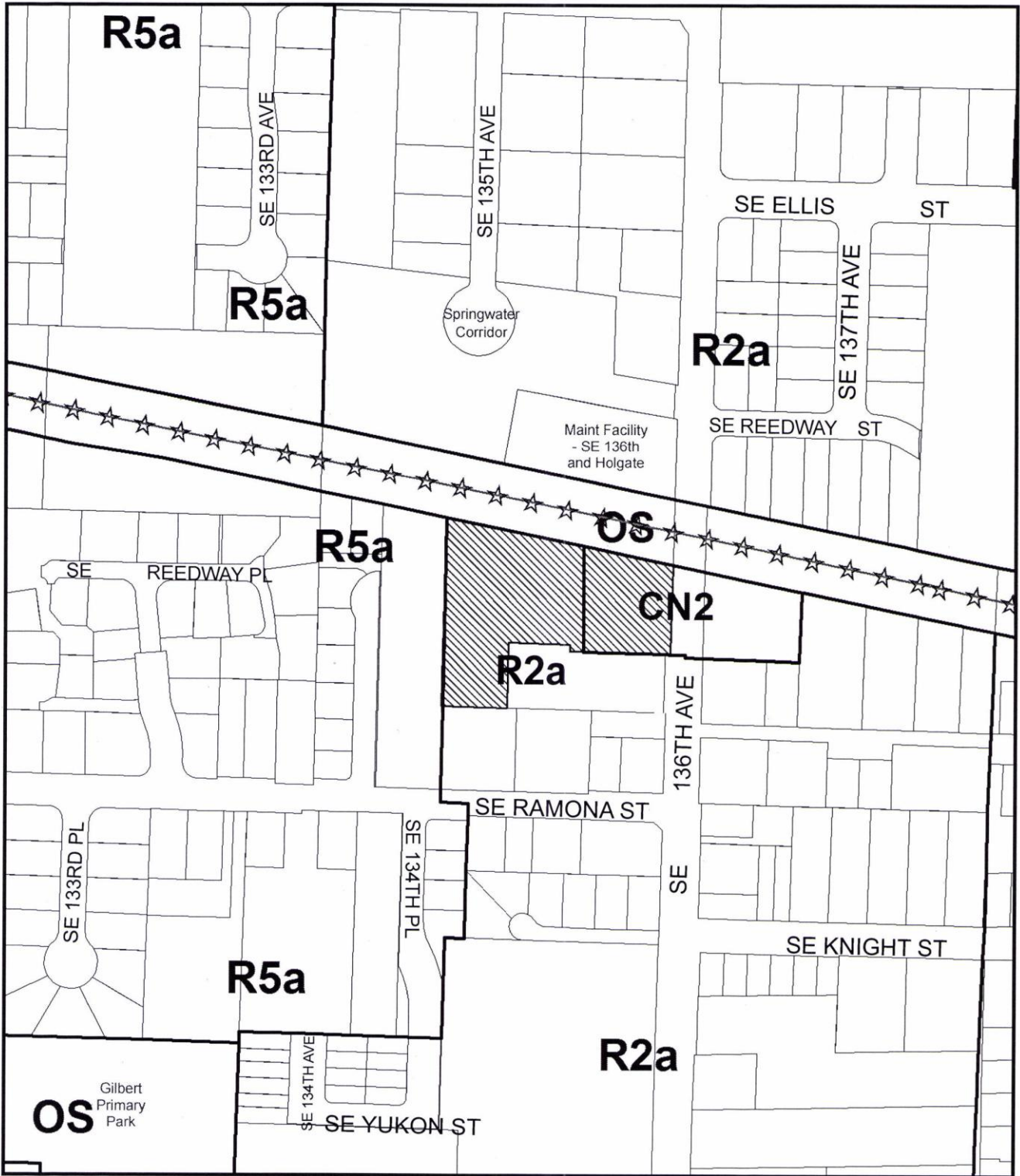
What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

When is a Pre-Application Conference required?


A Pre-Application Conference is required prior to submittal of all Type III and Type IV Land Use Reviews.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

-  Site
-  Recreational Trails

 NORTH
 This site lies within the:
JOHNSON CREEK BASIN PLAN DISTRICT

File No. EA 16-198614 PC
 1/4 Section 3644
 Scale 1 inch = 200 feet
 State Id 1S2E14DB 4100
 Exhibit B (Jul 06, 2016)

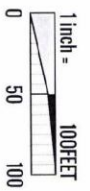


SITE STATISTICS

ADDRESS:	5727 SE 136TH AVENUE
PROPERTY:	152E14DB 4100
JURISDICTION:	CITY OF PORTLAND
GROSS SIZE (R-2I)	46,931 SF
GROSS SIZE (CN2)	20,556 SF
DIMENSIONAL REQUIREMENTS:	
ZONING:	R-2
MAX. DENSITY (R-2 ONLY):	20 UNITS
MIN. DENSITY (R-2 ONLY):	15 UNITS
SETBACKS:	
FRONT:	10 FT
GARAGE:	18 FT
SIDE:	3 FT
REAR (WALL AREA):	5'-4 FT
ZONING:	CN2
BUILDING COVERAGE:	MAX 50% OF SITE
MAX. HEIGHT:	30 FT
SETBACKS:	
GARAGE:	5/7.8 FT

SITE NOTE

SITE MAP HAS BEEN PREPARED USING DATA FROM EXISTING TAX MAPS AND METROS GIS DATA. THIS MAP HAS BEEN PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. ALL BOUNDARY AND DIMENSIONAL INFORMATION SHOULD BE VERIFIED BY A PROFESSIONAL LAND SURVEYOR.



3J CONSULTING
CIVIL ENGINEERING - WATER RESOURCES - LAND USE PLANNING

5727 SE 136TH AVENUE

PRELIMINARY SITE PLAN

EA 16 - 198614 PC

JUNE 2016