



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: October 20, 2016 at 10:30a
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 16-244425

Proposal and Property Information

Location: 5425 NE 27th

Proposal: A Pre-Application Conference to discuss reducing the size of a church site. The surface parking lot on the corner of NE 26th and Killingsworth would be divided into three lots. Two of the lots are proposed to be 2,000 square feet and the third would be 3,700 square feet. The total existing parking on the church site is 45 and would be reduced to 22. The conditional use will be reviewed using the approval criteria of Chapter 33.815.105 of the Portland Zoning Code (Institutional and Other Uses in R Zones). The Land Division will be reviewed using the criteria of Chapter 33.612 (Lots in Multi-Dwelling Zones).

Land Use Reviews Expected: Type III Conditional Use Review, Type II Land Division

Site Zoning: R2(Medium Density Multi-Dwelling Zone, Chapter 33.120 of the Portland Zoning Code) R2.5 (Single Dwelling Residential, Chapter 33.110 of the Portland Zoning Code) "a" (Alternative Design Density Overlay, 33.405), "h" (Aircraft Landing Zone, 33.400).

Tax Account Number(s): R186379

Contacts

Applicant: Meron Alemseghed, Dozer Construction (541) 914-1186

Conference Coordinator: Jean Hester 503-823-7783

Neighborhood Association: Concordia, contact Garlynn Woodsong at 503-936-9873.

District Coalition: Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-5070.

Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.

Neighborhood within 1,000 feet: None

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.

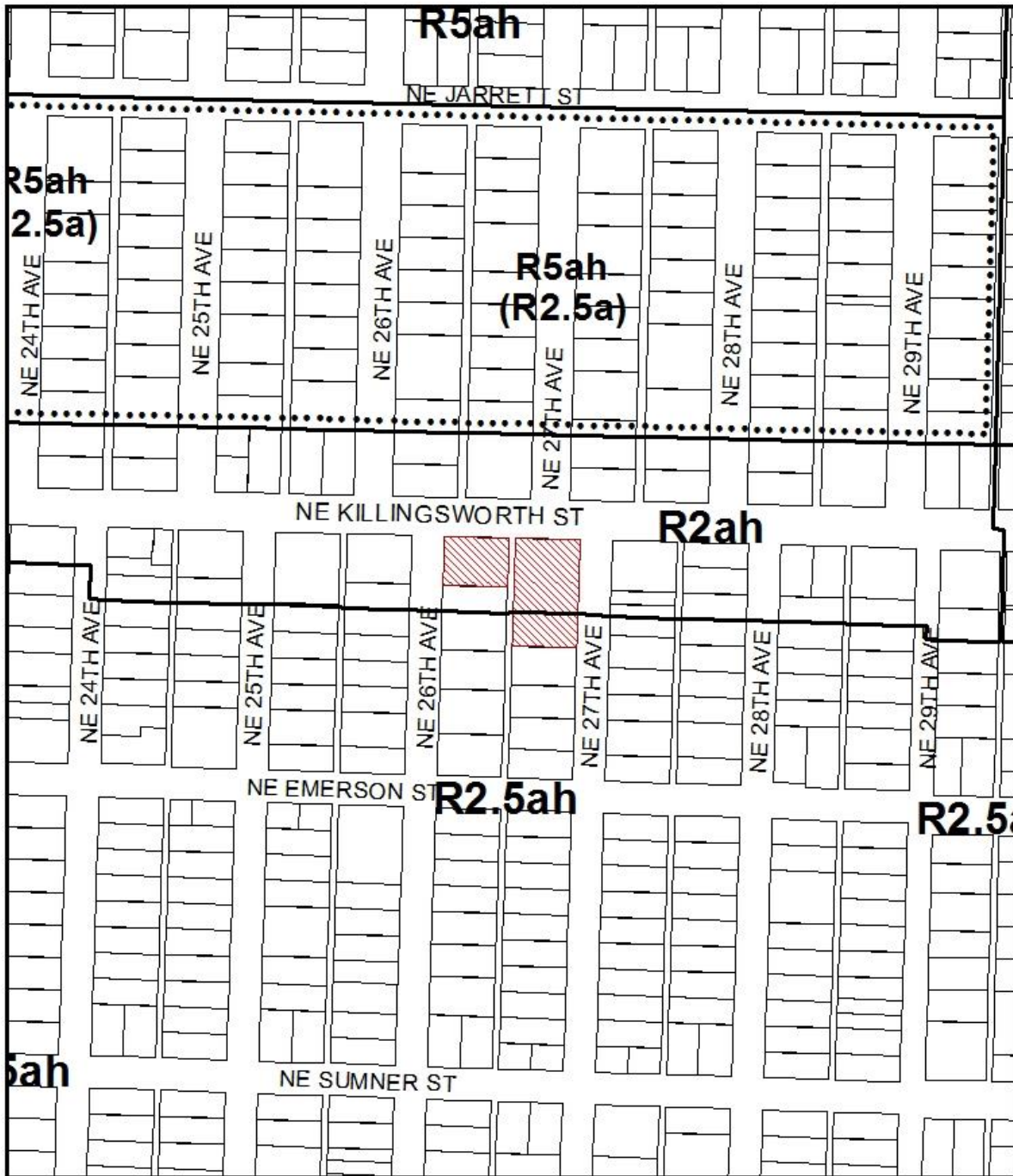
What is the purpose of the Pre-Application Conference?

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.



ZONING



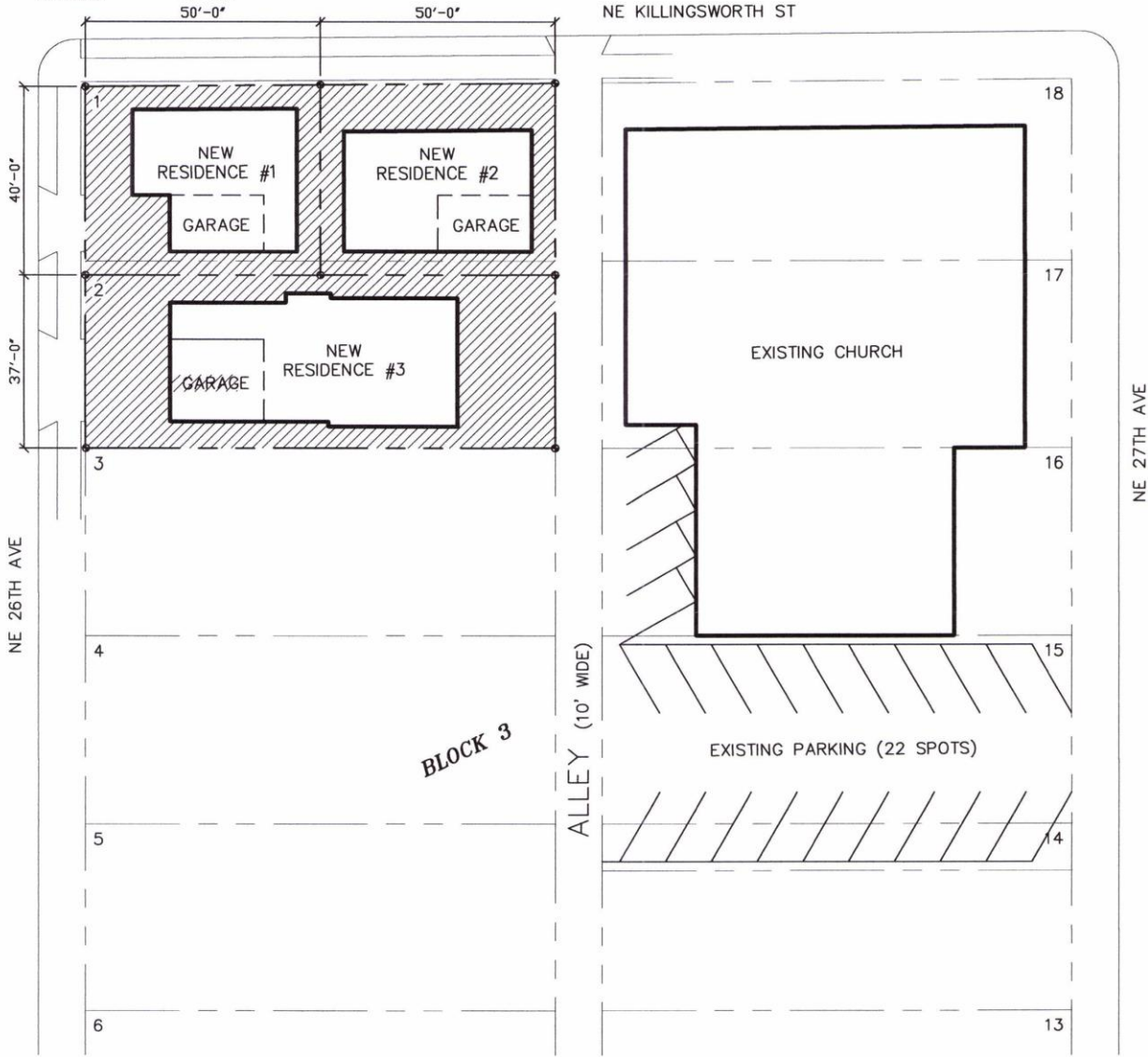
 Site

File No. EA 16-244425 PC
 1/4 Section 2533
 Scale 1 inch = 200 feet
 State_Id 1N1E24BB 3400
 Exhibit B (Sep 22, 2016)

Call 503-823-7300 (TTY 503-823-6868).

SITE ADDRESS: 5425 NE 27TH AVE.
 PORTLAND, OR 97211
 PROPERTY ID: R186379
 ZONING: R2 a,h
 50'-0"

EXISTING SITE CONTAINED COMMON OWNERSHIP OF LOTS SEPARATED BY ALLEYWAY. LAND DIVISION TO IMPLEMENT THE ALTERNATIVE DESIGN DENSITY OVERLAY.



1 PROPOSED SITE PLAN
 SCALE 1/32"=1'-0"



EA 10-244425 PC