



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

Chloe Eudaly, Commissioner  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

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## Notice of a Pre-Application Conference

**Time and Date:** March 21, 2017 at 10:30  
**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a  
**File Number:** EA 17-114732

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### Proposal and Property Information

**Location:** 2025 SE TAGGART ST  
**Proposal:** A Pre-Application Conference to discuss a proposed zone change from R2.5 (Single Dwelling Zone, Chapter 33.110 of the Portland Zoning Code) to CN1 (Neighborhood Commercial, Chapter 33.130 of the Portland Zoning Code). The site has a Comprehensive Zone Map Designation of Neighborhood Commercial.  
**Land Use Reviews Expected:** Type III Zone Map Amendment  
**Site Zoning:** R2.5 (Single Dwelling Residential, Chapter 33.110 of the Portland Zoning Code)  
**Tax Account Number(s):** R110558

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### Contacts

**Applicant:** Eric Petersen, [rtaggartbkacjsnutg@gmail.com](mailto:rtaggartbkacjsnutg@gmail.com), Renee France, Radler White Parks & Alexander LLP, (503) 312-0169  
**Conference Coordinator:** Jean Hester 503-823-7783  
**Neighborhood Association:** Hosford-Abernethy, contact [chair@handpdx.org](mailto:chair@handpdx.org).  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.  
**Business District:** Division-Clinton Business Association, contact at 503-706-3730.  
**Neighborhood within 1,000 feet:** None

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### 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.

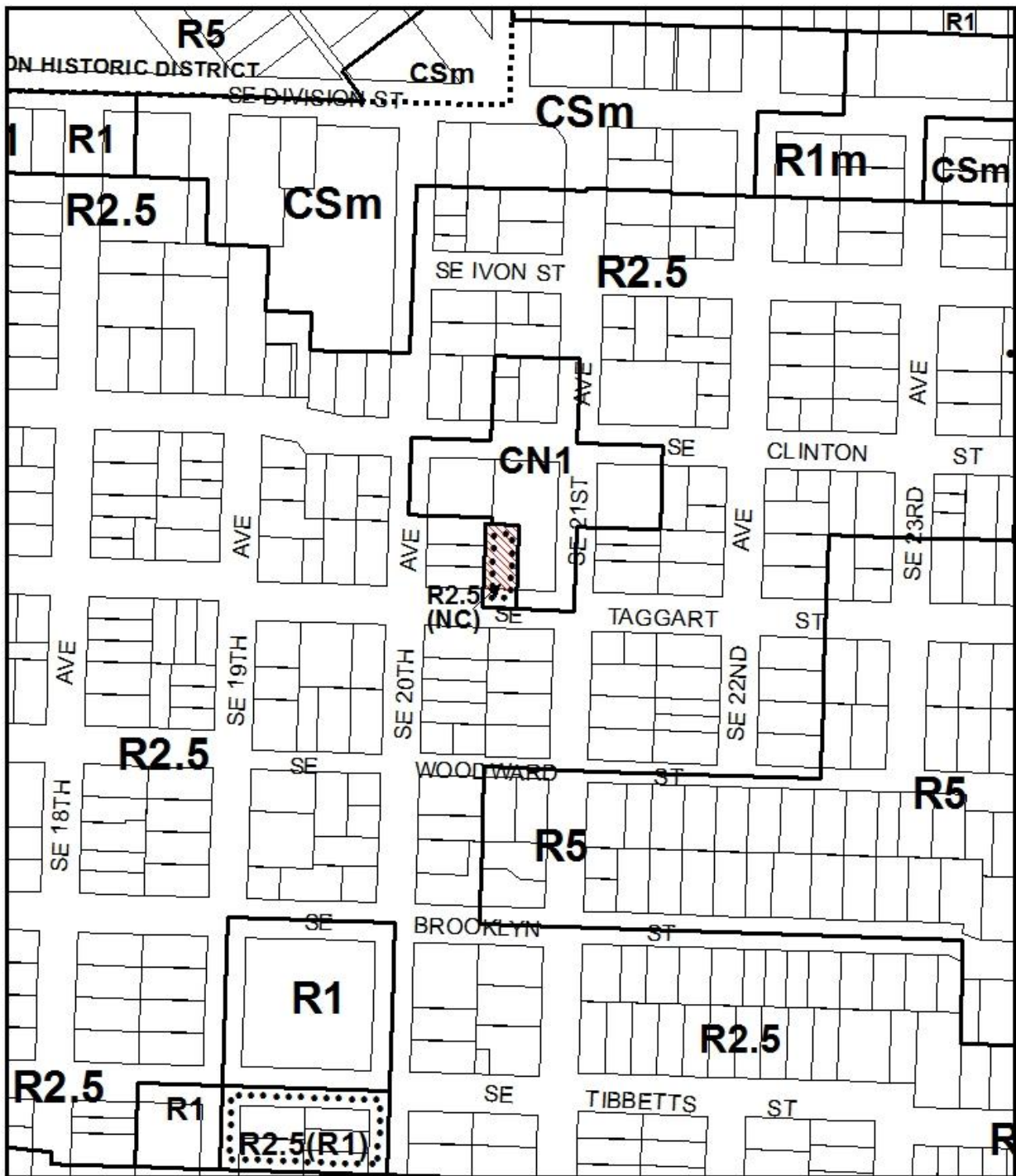
#### What is the purpose of the Pre-Application Conference?

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).**

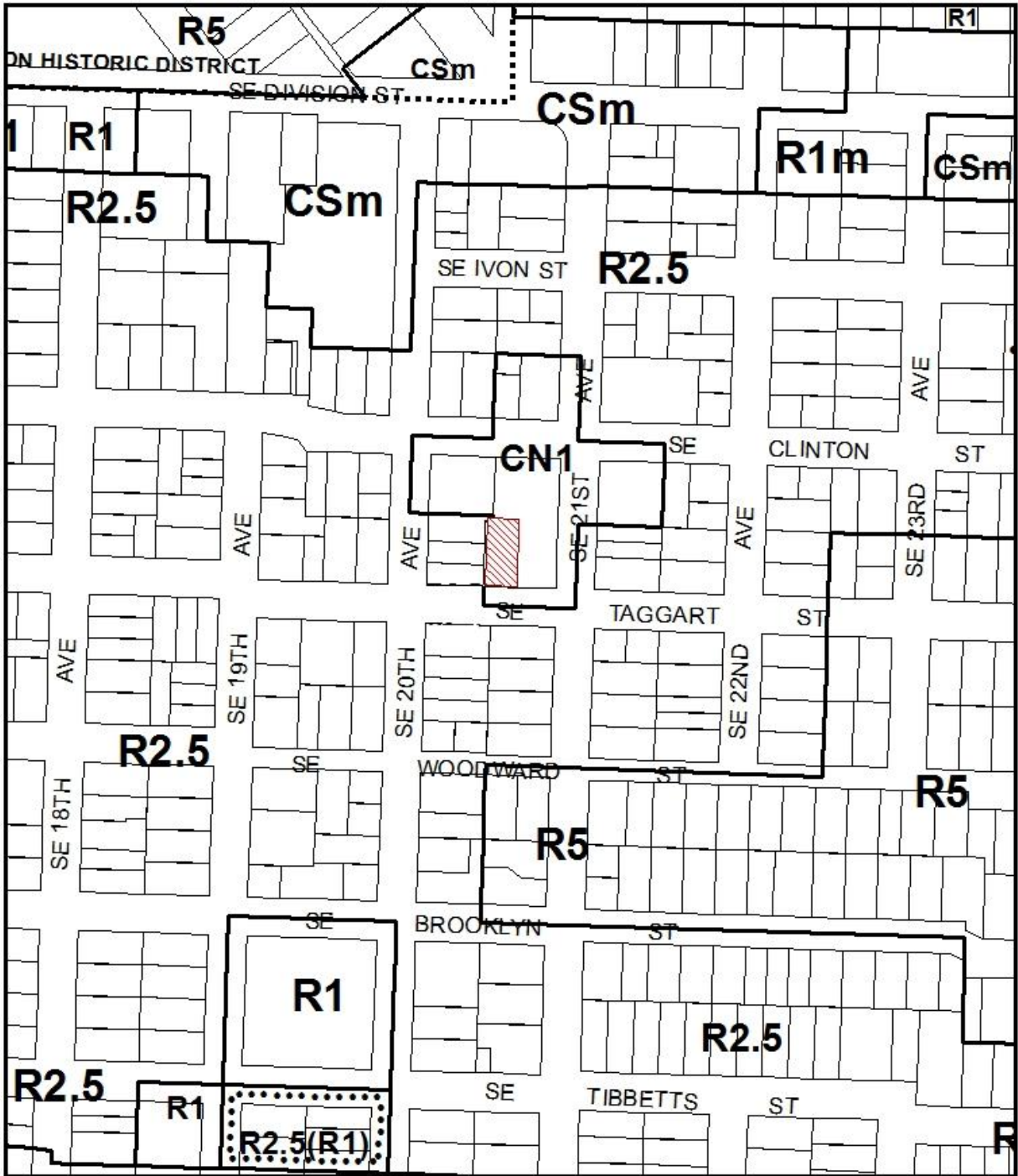


# EXISTING ZONING



- Site
- Historic Landmark

File No.	EA 17-114732 PC
1/4 Section	3332
Scale	1 inch = 200 feet
State_Id	1S1E11AA 11200
	(Feb 07, 2017)

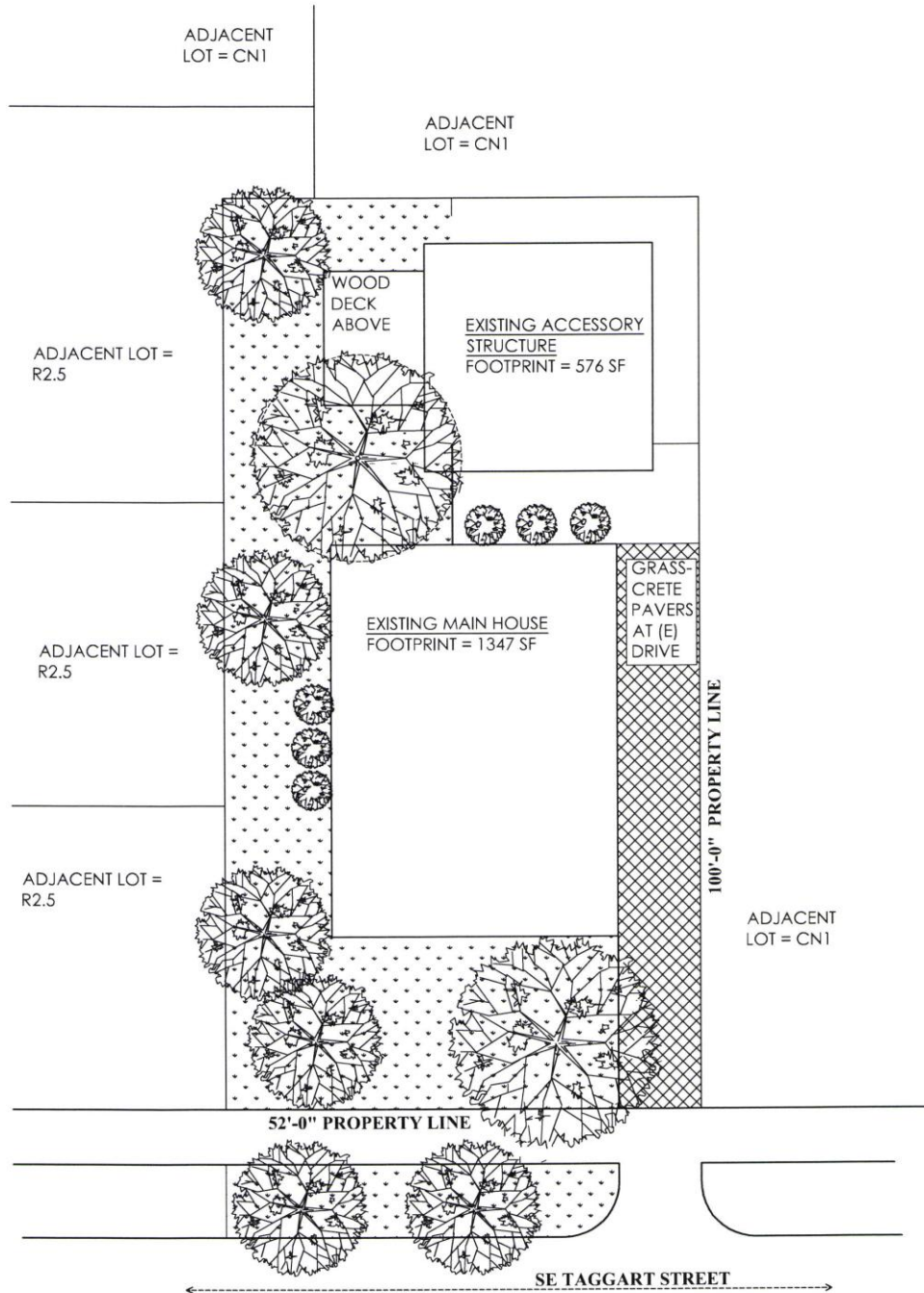


# PROPOSED ZONING



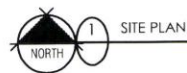
- Site
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1/4 Section	3332
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EXISTING SITE = 5,200 SF  
 COVERAGE AS SHOWN = 2,280 SF  
 (PER ALLOWABLE LIMIT ON TABLE 110-4)

ZONING = R2.5 (NC)



1/32" = 1'-0"

EA 17 - 114732 PC