



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

Chloe Eudaly, 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: April 27, 2017 at 8:30a
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 17-144590

Proposal and Property Information

Location: 3075 NE SANDY BLVD
Proposal: A Pre-Application Conference to discuss a mixed use building for a new car dealership. The building will be two stories with one level below grade. Ground floor uses will include an automotive showroom and leasable retail with structured parking on the second and third levels, There will be an automotive service shop on the lower level. Vehicle access is proposed off NE 31st Avenue.
Land Use Reviews Expected: Type II Design Review
Site Zoning: EX (Central Employment, Chapter 33.140 of the Portland Zoning Code) "d" (Design Overlay, Chapter 33.420)
Tax Account Number(s): R316849

Contacts

Applicant: Suzannah Stanley, (503) 224-9560
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: Kerns, contact Steve Russell at 503-784-8785.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Business District: None
Neighborhood within 1,000 feet: Sullivan Gulch, contact DJ Heffernan at djheff1@gmail.com./Laurelhurst, contact Peter Meijer at info@pmapdx.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.

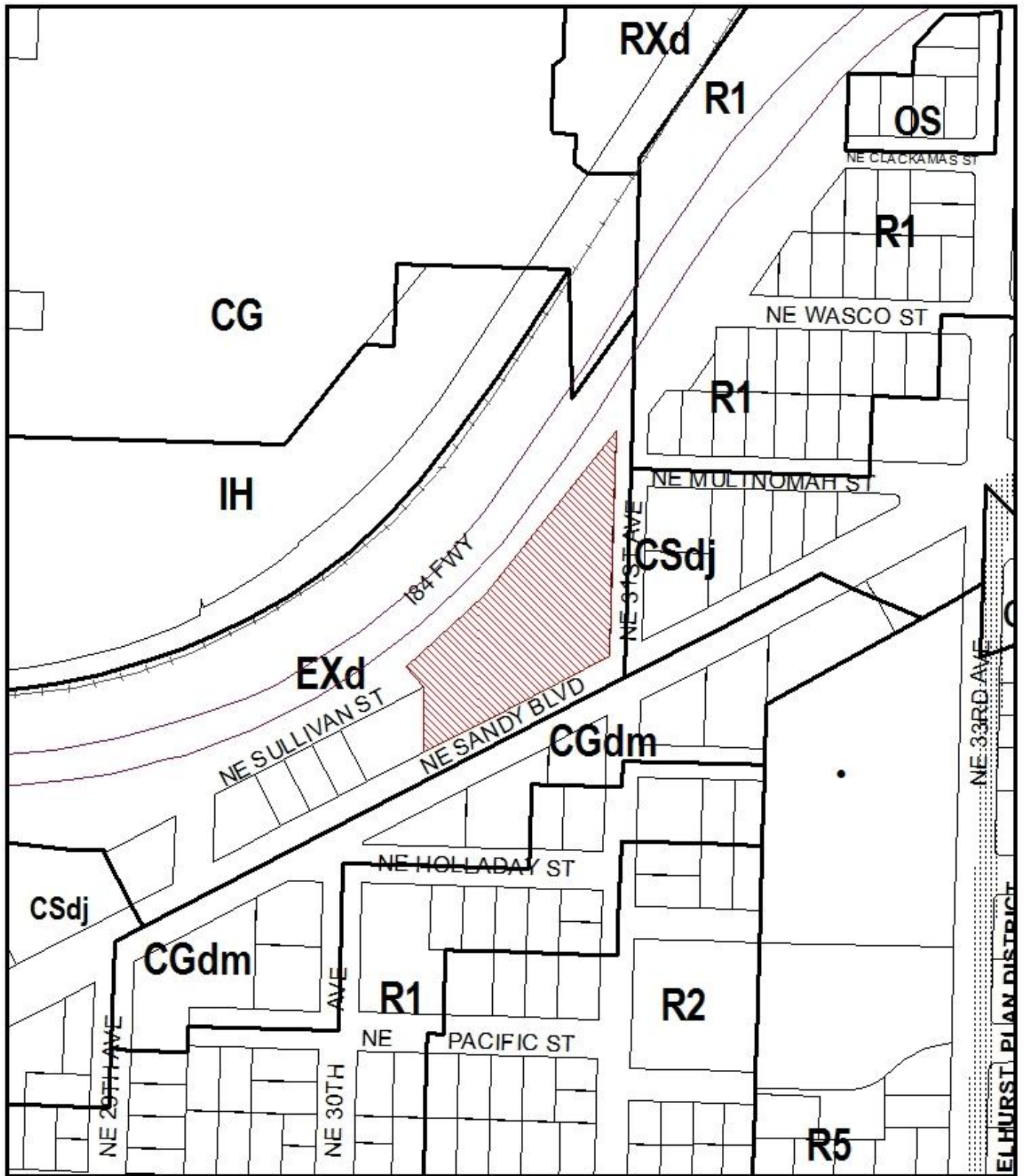
What is the purpose of the Pre-Application Conference?

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).



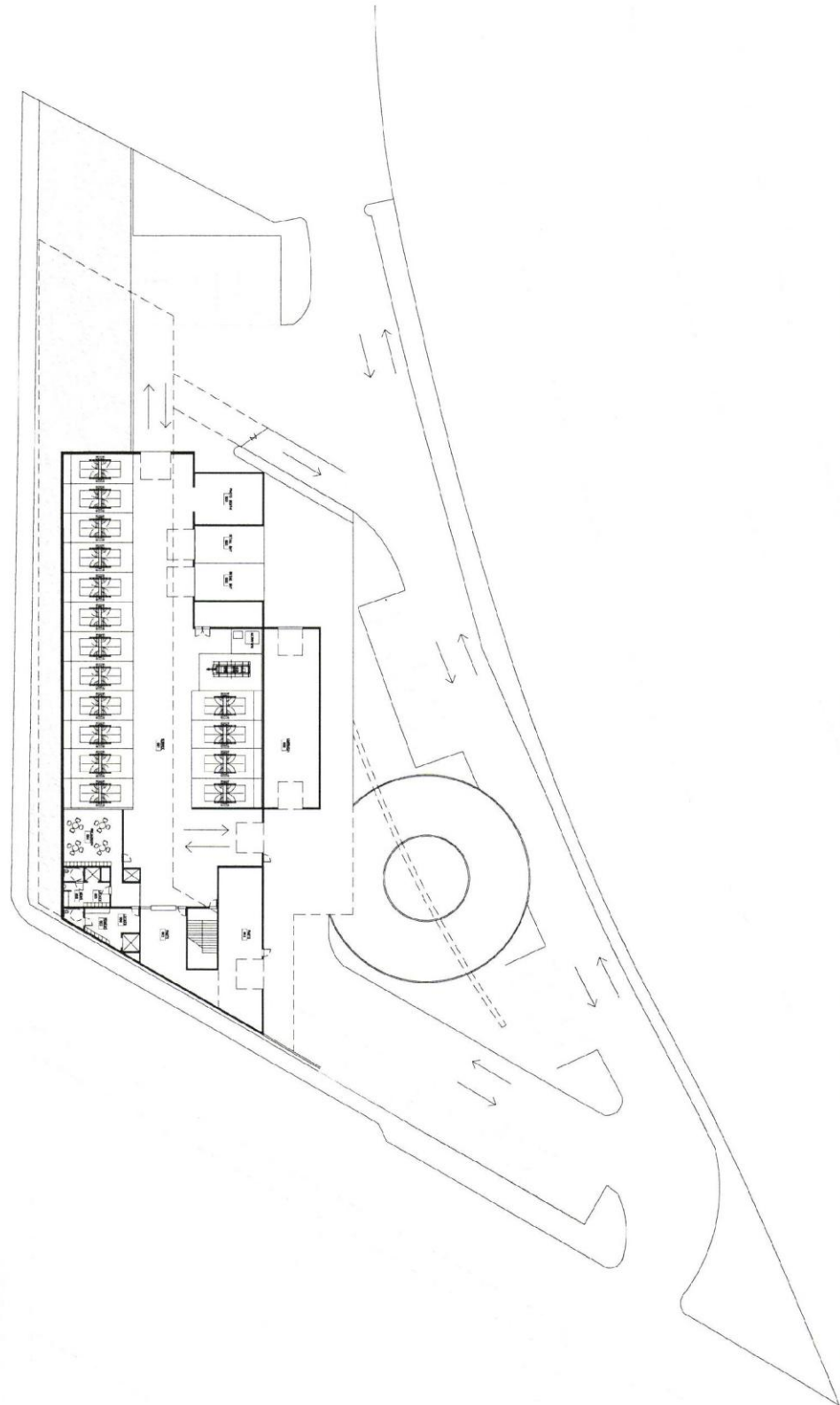
ZONING

-  Site
-  Historic Landmark



File No.	EA 17-144590 PC
1/4 Section	2933
Scale	1 inch = 200 feet
State_Id	1N1E36BA 6200
	(Apr 05, 2017)

1 LEXUS OF PORTLAND SERVICE LEVEL
SCALE: 1/8" = 1'-0"



Kuni Lexus Portland

Portland, Oregon



The Geary Company LLC
13055 SW 10th Street, Suite 110
Oak Hills, Oregon 97131
503.595.2620
Geary Architecture & Design, LLC
6275 Woodland Road, Suite 100
Portland, Oregon 97208
503.595.2620
E: gary@gearyarchitecture.com
W: www.gearyarch.com
C: geary • corvelli • smith

#	DESCRIPTION	DATE

NOT FOR CONSTRUCTION
DID
Floorplan

DID2.1

EA 17-144590-PC