



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

Ted Wheeler, Mayor
Rebecca Esau, Interim Director
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: June 20, 2017 at 8:30am
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 17-176339

Proposal and Property Information

Location: 5727 SE 136TH AVE

Proposal: A Pre-Application Conference to discuss construction of a new 2-story church with fifty parking spaces. The site is split zoned. The parking is proposed on the portion of the site zoned CN2 and the building is proposed in the R2 zone. The site abuts the Springwater Corridor.

Land Use Reviews Expected: Type III Conditional Use Review

Site Zoning: CN2 (Neighborhood Commercial, Chapter 33.130 of the Portland Zoning Code), R2 (Medium Density Residential, Chapter 33.120 of the Portland Zoning Code)

Tax Account Number(s): R201279

Contacts

Applicant: HEE C KWON, (503) 740-5500

Conference Coordinator: Jean Hester 503-823-7783

Neighborhood Association: Pleasant Valley, contact Steve Montgomery at foxtrotlove@hotmail.com. Powellhurst-Gilbert, contact at pgnaboard@gmail.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 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.

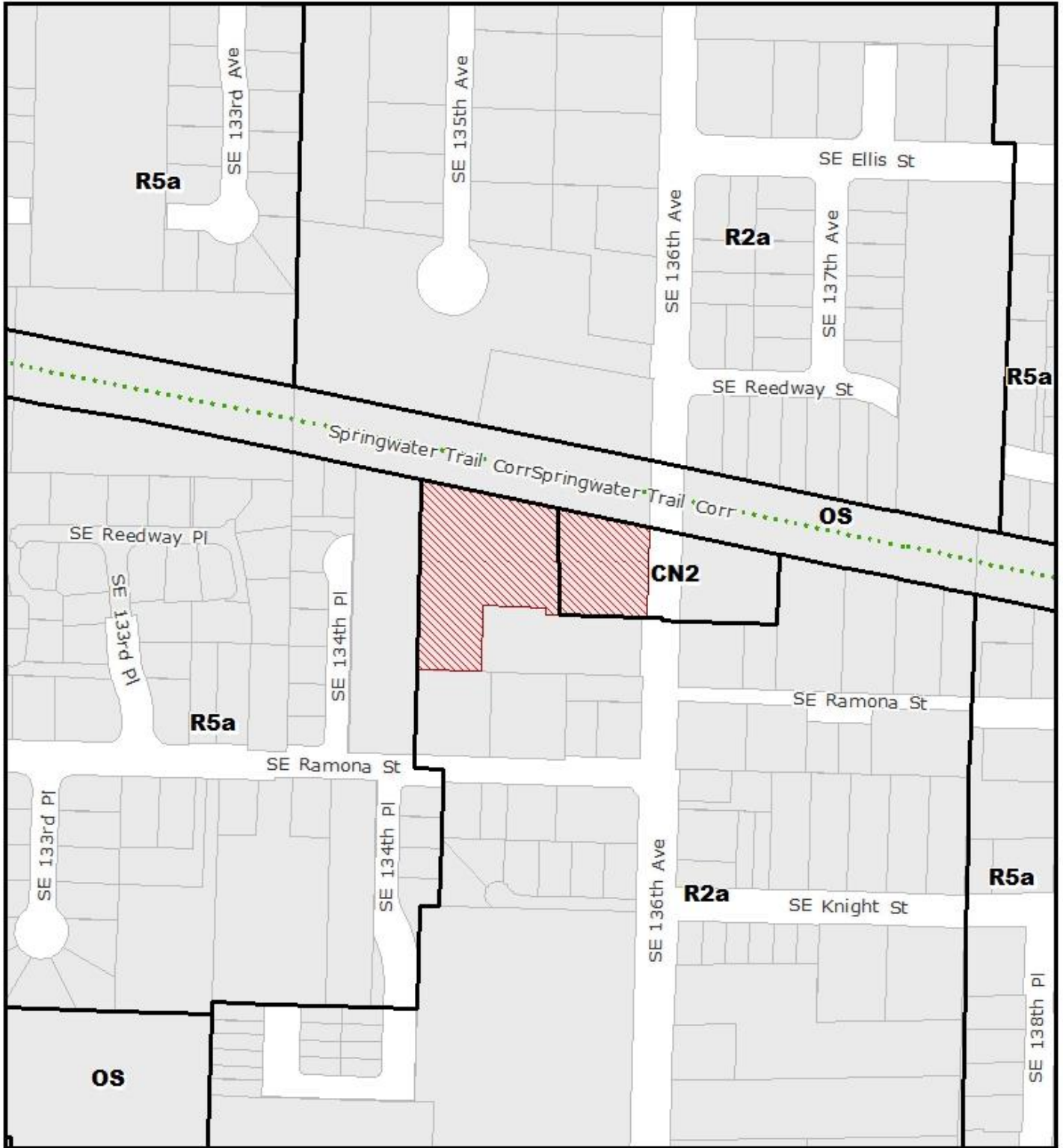
What is the purpose of the Pre-Application Conference?

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

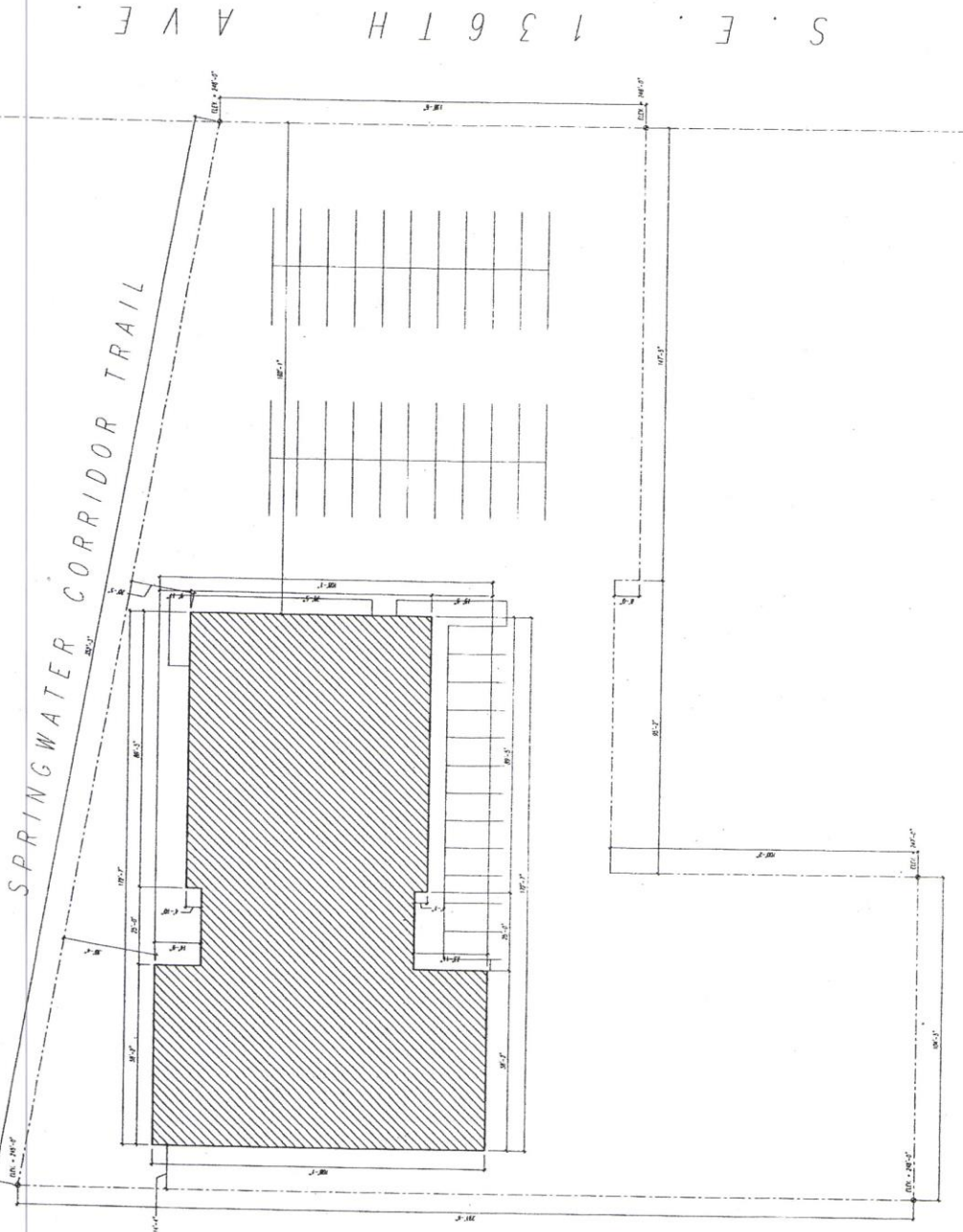
THIS SITE LIES WITHIN THE:
JOHNSON CREEK BASIN PLAN DISTRICT

-  Site
-  Recreational Trails

File No.	EA 17-176339 PC
1/4 Section	3644
Scale	1 inch = 200 feet
State ID	1S2E14DB 4100
May 31, 2017	

JUNE 7 LLC

OWNER: JUNE 7 LLC
PROJECT: 136TH AVE
DESIGNER: ENWELDEL CHURCH
DATE: 05/22/17
DRAWN BY: J. W. [unclear]
NOTES:



BY: J. W. [unclear]
DATE: 05/22/17
PROJECT: 136TH AVE

DRAWING TITLE:

PLOT PLAN / PROPOSED USE

SHEET:

A0

DRAWN BY: J. W. [unclear] 22 MAY 2017

01 PLOT PLAN
1/8" = 1'-0"

EA17-176339-rc