



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

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July 24, 2017

From: Marguerite Feuersanger, Land Use Services
503-823-7619 / mfeuersanger@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 17-167264 CU AD
Pre App: PC # 16-244425

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Marguerite Feuersanger at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: Monday, August 14, 2017**, 21 days after the date of this RFR. If I receive comments after this date, I may not have enough time to include them in the staff report.
- **We must publish our report by: Friday, August 18, 2017.**
- **A public hearing before the Hearings Officer is tentatively scheduled for August 30, 2017, at 9:00 am**

Applicant: Casey Mcguirl, CityCraft Development
6931 NE Martin Luther King, Jr. Blvd.
Portland, OR 97211
503-347-4649 | permits@citycraft.co

Owner: Presbytery of the Cascades to Genesis
5425 NE 27th Ave
Portland, OR 97211-6227

Site Address: 5425 NE 27TH AVE

Legal Description: BLOCK 3 LOT 1 EXC PT IN ST LOT 2, INA PK; BLOCK 3 N 10' OF LOT 14 LOT 15-17 LOT 18 EXC PT IN ST, INA PK

Tax Account No.: R413900750, R413901070

State ID No.: 1N1E24BB 04400, 1N1E24BB 03400

Quarter Section: 2533

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

Business District: North-Northeast Business Assoc, contact at chair@nnebaportland.org

District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

Zoning: North portion: R2, Low Density Multi-Dwelling Residential Zone
South portion: R2.5, Single Dwelling Residential 2,500 Zone
Entire site is within the Alternative Design Density Overlay Zone (a), and Aircraft Landing Overlay Zone (h)

Case Type: CU AD, Conditional Use and Adjustment

Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal: The applicant proposes to reduce the area of an existing church site. An accessory 23-space surface parking area west of the church building (tax account #R186379, 7,700 square feet in area) will be converted to residential development consistent with the R2 zone. The new reduced church site (tax account R186389, 16,840 square feet in area) will contain the church building and an accessory 12-space parking area south of the church building. A transportation and parking analysis has been submitted with the application.

Religious institutions are considered a “conditional use” in the R2 and R2.5 Residential Zones. Conditional Use approval was granted for the existing church site (CU 44-77). The approval has specific conditions which continue to apply to the site and development.

Reductions in the site area of an existing Conditional Use require Conditional Use review. Also, the reduction in site area will take the site out of conformance with the minimum building setback for new west property line. An Adjustment is requested to reduce the minimum 11-foot west setback to 5 feet for the existing church building (Section 33.120.275 and Table 120-5).

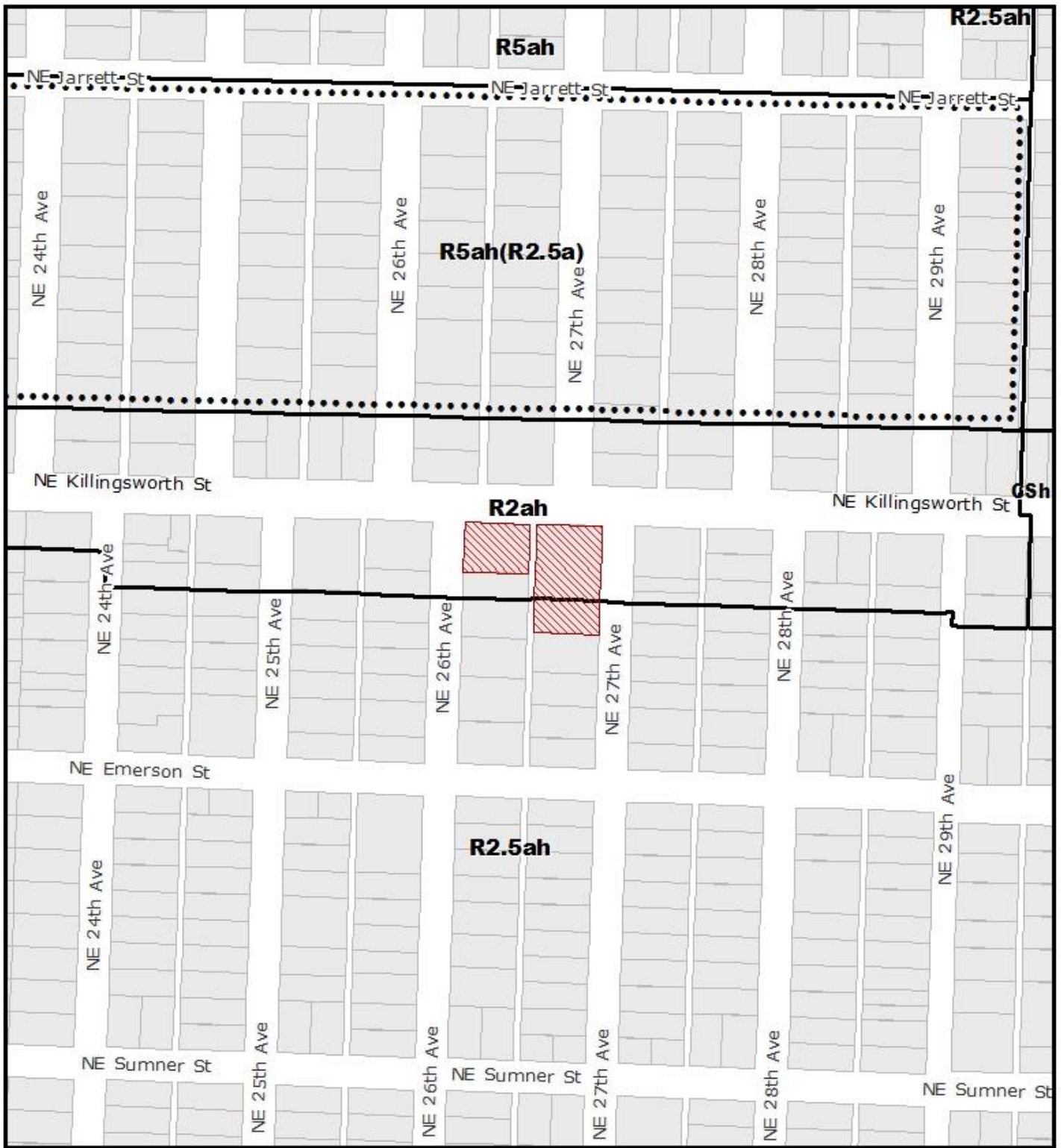
Approval Criteria: In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Approval criteria A through E of Section 33.815.105, Institutional and Other Uses in R Zones, and
- Approval criteria A through F of Section 33.805.040, Adjustments.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on May 5, 2017 and determined to be complete on date.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan, West Elevation of Existing Church



ZONING  NORTH

 Site

File No.	LU 17-167264 CU
1/4 Section	2533
Scale	1 inch = 200 feet
State ID	1N1E24BB 3400
Exhibit	B May 10, 2017

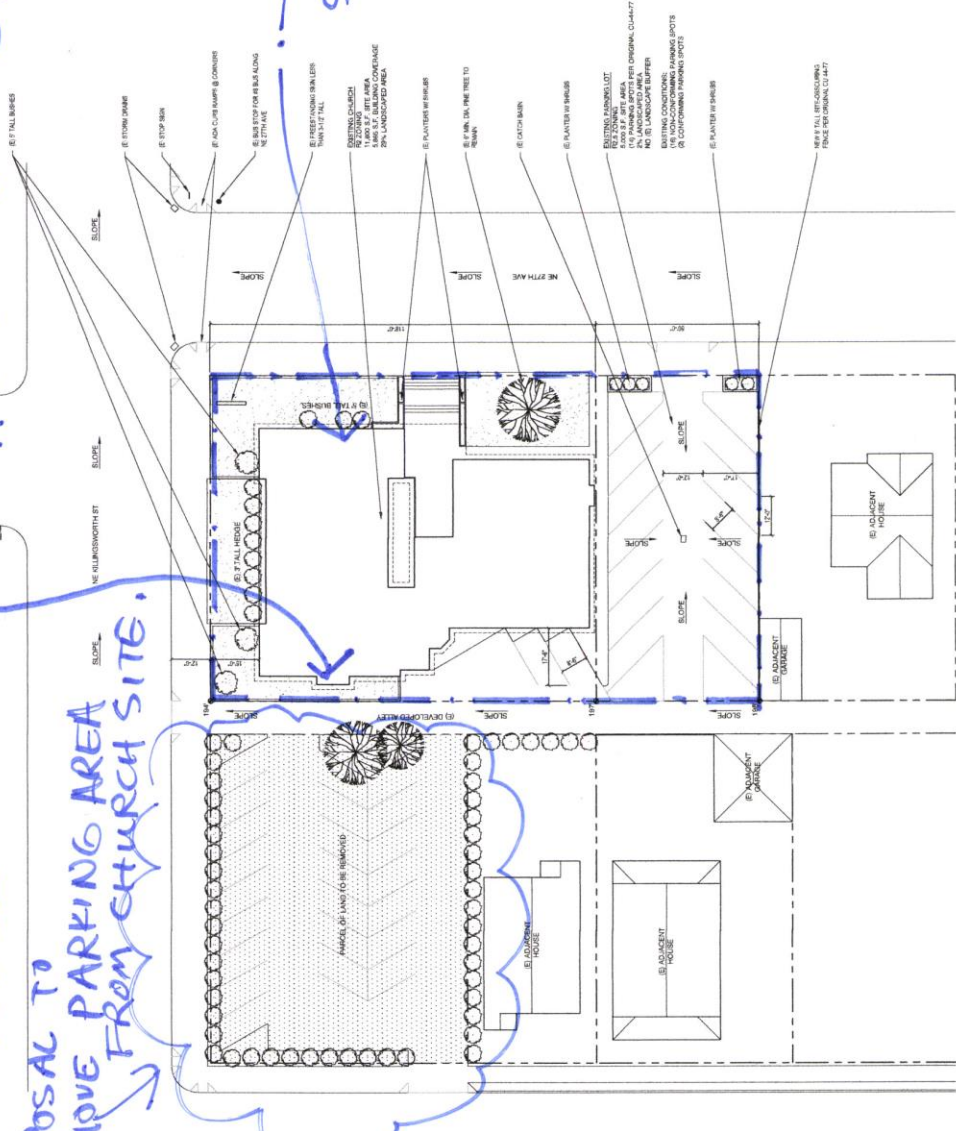
ADJUSTMENT PROPOSAL TO
REDUCE SETBACK FROM
11 FEET TO 5 FEET

CONDITIONAL USE

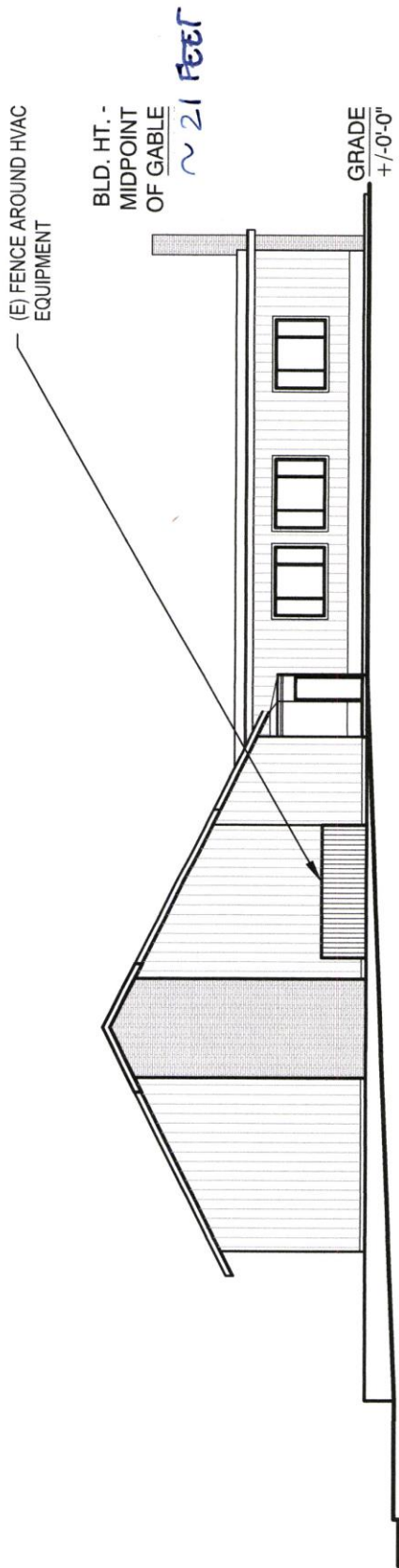
PROPOSAL TO

REMOVE PARKING AREA
FROM CHURCH SITE.

--- PROPOSED
SITE BOUNDARY
FOR CHURCH.



17-167 264 CUAD
SITE PLAN
5425 NE 27TH AVE.



1 EXISTING CHURCH WEST ELEVATION
1/16" = 1'-0"

5425 NE 27th Ave

17-167264 Cu AD