



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

Notice of a Pre-Application Conference

Time and Date: October 19, 2017 at 10:30am
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 17-247630

Proposal and Property Information

Location: 13429 SE RAMONA ST

Proposal: A Pre-Application Conference to discuss a land division to create 9 or 10 lots on a 41,189 square foot site. The 9 lot proposal has 7 lots for detaching single dwelling units and 2 lots on the corner of SE Ramona & SE 134th (New street) for attached housing. The 10 lot proposal would need to be approved through a Planned Development using the bonus density option of the Johnson Creek Basin Plan District. In the 10 lot scenario, the housing would all be attached.

Land Use Reviews Expected: Type III Planned Development, Type IIx Land Division

Site Zoning: R5 (Single Dwelling Residential, Chapter 33.110 of the Portland Zoning Code), "a" (Alternative Design Density Overlay, Chapter 33.405 of the Portland Zoning Code), Johnson Creek Basin Plan District (Chapter 33.537 of the Portland Zoning Code)

Tax Account Number(s): R201288

Contacts

Applicant: Sarah Radelet, STRATA LAND USE PLANNING, (503) 320-0273
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: EPNO, Pleasant Valley, contact Steve Montgomery at foxtrotlove@hotmail.com, EPNO, Powellhurst-Gilbert, contact at pgnaboard@gmail.com
District Coalition: East Portland Neighborhood Office, contact Victor Salinas at 503-823-6694.
Business District: None
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.

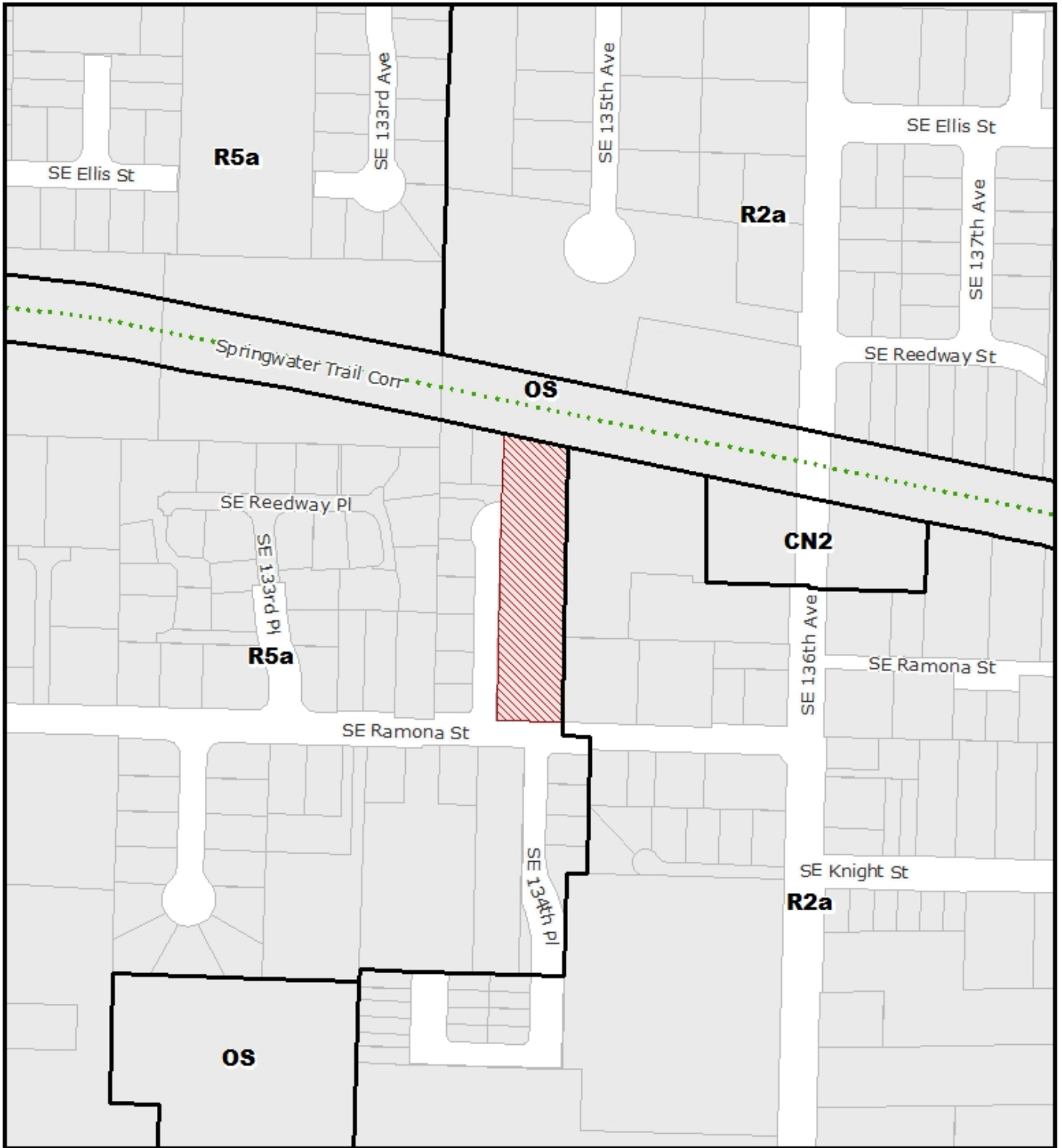
What is the purpose of the Pre-Application Conference?

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



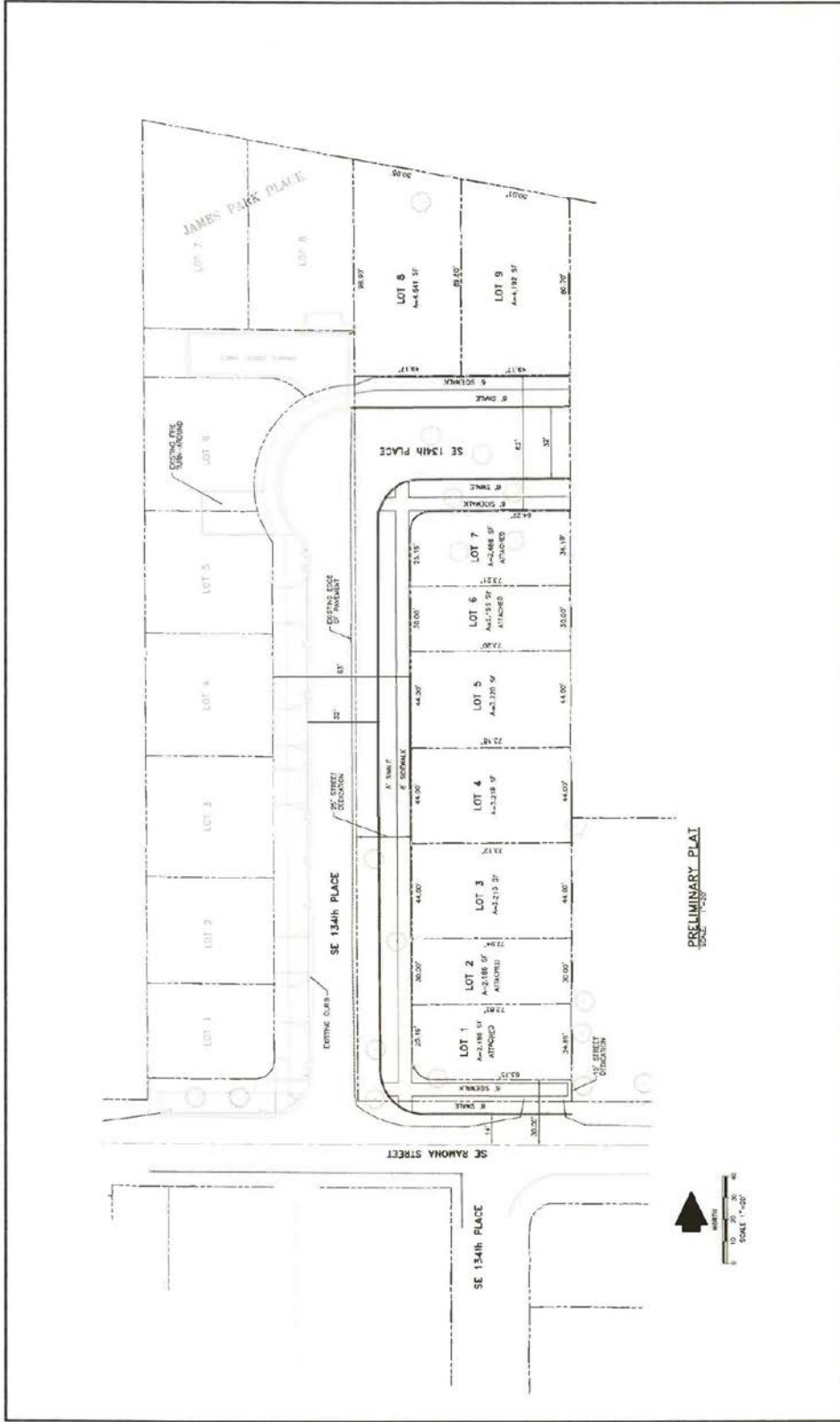
ZONING

NORTH

THIS SITE LIES WITHIN THE:
JOHNSON CREEK BASIN PLAN DISTRICT

-  Site
-  Recreational Trails

File No.	EA 17-247630 PC
1/4 Section	3644
Scale	1 inch = 200 feet
State ID	1S2E14DB 3500
Sep 29, 2017	



				PRELIMINARY PLAT PLANS PREPARED FOR:	13429 SE RAMONA STREET	PRELIMINARY PLAT	SHEET NO. C1
PREPARED BY: J. STOVOG	DRAWN BY: J. STOVOG	CHECKED BY: J. STOVOG	DATE: 03-20-2017				
Pinnacle Engineering & Surveying, Inc. 10000 N. 10th Street, Suite 100, Oklahoma City, Oklahoma 73107							

EA 17 - 247630 PC