



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

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Notice of a Pre-Application Conference

Time and Date: October 18, 2017 at 1pm
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 17-245443

Proposal and Property Information

Location: 7024 N Richards
Proposal: A Pre-Application Conference to discuss a street vacation for portion of N Richards Street and a portion of N Bellingham Street. Comprehensive Plan and Zone Map Amendments are proposed. There is an existing industrial building on the site. A new industrial building and surface parking area are proposed. A portion of the surface parking is on Union Pacific Railroad property. The zoning on five lots (EAST ST JOHNS, BLOCK 24, LOT 13-18) would be rezoned from IG2 to R5 and developed with detached single dwelling houses. One lot (EAST ST JOHNS, BLOCK 25, LOT 12) would be rezoned from R5 to IG2. The 5 lots for residential development would need to be approved through a Lot Confirmation.

Land Use Reviews Expected: Type III Comprehensive Plan and Zoning Map Amendment.
Site Zoning: R5 (Single Dwelling Residential, Chapter 33.110 of the Portland Zoning Code), IG2 (General Industrial, Chapter 33.120 of the Portland Zoning Code) "b" (Buffer Overlay, Chapter 33.410 of the Portland Zoning Code)
Tax Account Number(s): R151236, R151266, R151274, R151276, R151277, R151279

Contacts

Applicant: Ellen Williams, NWPI, INC, Greta Holmstrom, Ardor Consulting, LLC, 360-721-5745
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: St. Johns, contact sjnalanduse@gmail.com.
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley 503-823-4099.
Business District: Columbia Corridor Association, contact Debbie Deetz-Silva 503-978-6044.
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.

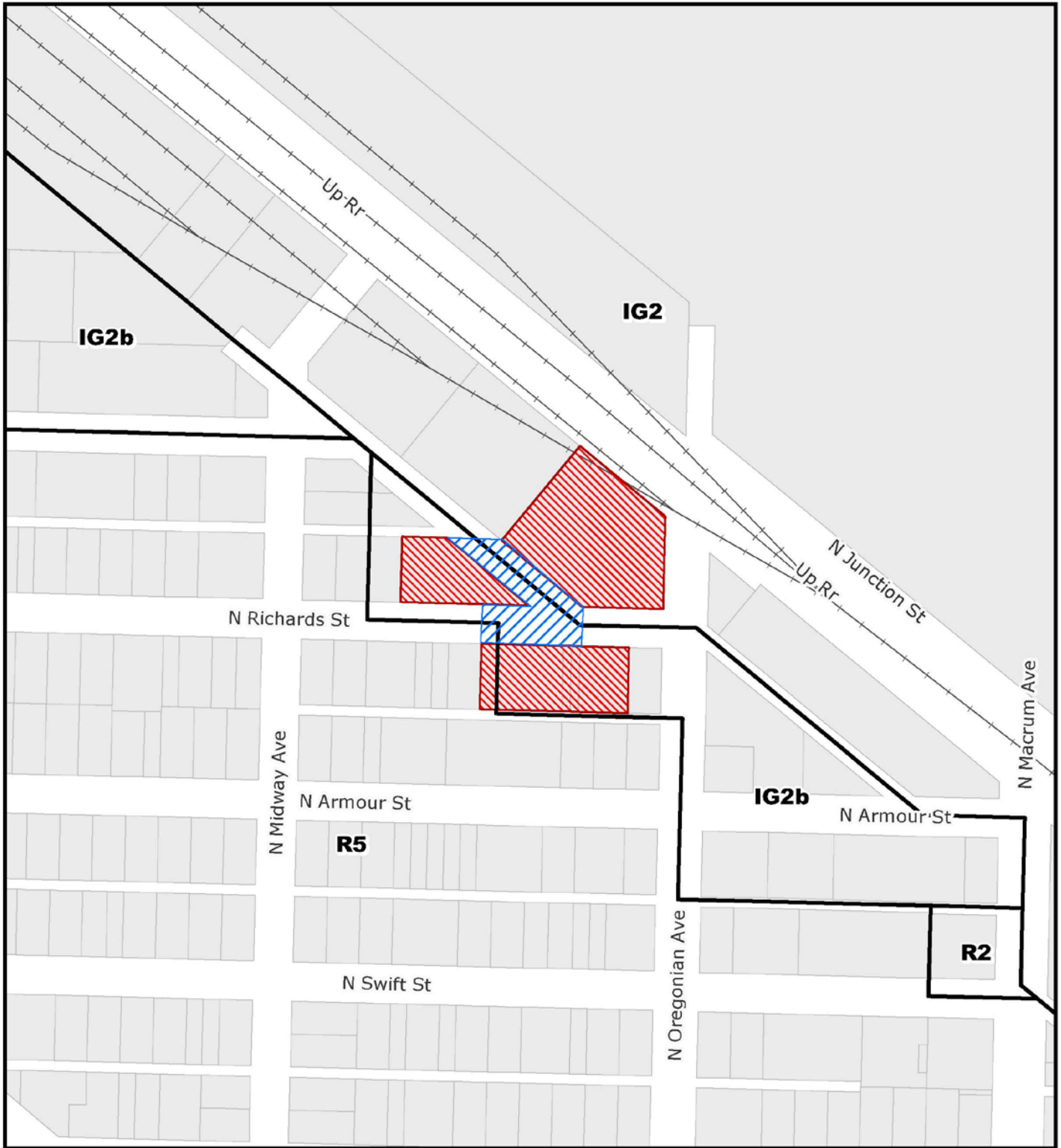
What is the purpose of the Pre-Application Conference?

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



Site



Area to be vacated

File No.	EA 17-245443 PC
1/4 Section	1924
Scale	1 inch = 200 feet
State ID	1N1E06BD 800
Sep 26, 2017	

