



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

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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: October 24, 2018 at 1pm
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 18-249089

Proposal and Property Information

Location: 6705 SE 14TH AVE

Proposal: A Pre-Application Conference to discuss changes to the Wilhelm Portland Memorial Funeral Home site. The applicant proposes reducing the site's Conditional Use boundary by removing the 51-space surface parking lot on the east side of SE 14th Avenue (Lot 1700), which would be developed at a future date with a residential use allowed by the underlying R2/R2.5 zoning. On the remaining Conditional Use site, the applicant also proposes expanding the cemetery use by locating cemetery plots north of the existing building, as well as a new, 23-space surface parking lot. The total number of parking spaces on the site, with the expansion, would be 28 to 29. An access trail easement or tract is also proposed along the northernmost perimeter of the site to accommodate a future improved connection to nearby trails.

Land Use Reviews Expected: Type III Conditional Use Review

Site Zoning: R5 (Single Dwelling Zone, Chapter 33.110 of the Portland Zoning Code), OS (Open Space Zone, Chapter 33.100 of the Portland Zoning Code) "n" "q" (Greenway Overlay Zones, Chapter 33.440 of the Portland Zoning Code) "s" (Scenic Resource Overlay Zone, Chapter 33.480 of the Portland Zoning Code)

Tax Account Number(s): R134486, R330347, R330369, R330380, R330384, R330390, R330399, R330400

Contacts

Applicant: Serah Breakstone, DOWL, (971) 280-8661
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: Sellwood-Moreland, contact chair.landuse.smile@gmail.com.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Business District: Sellwood-Westmoreland, contact info@sellwoodwestmoreland.com
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.

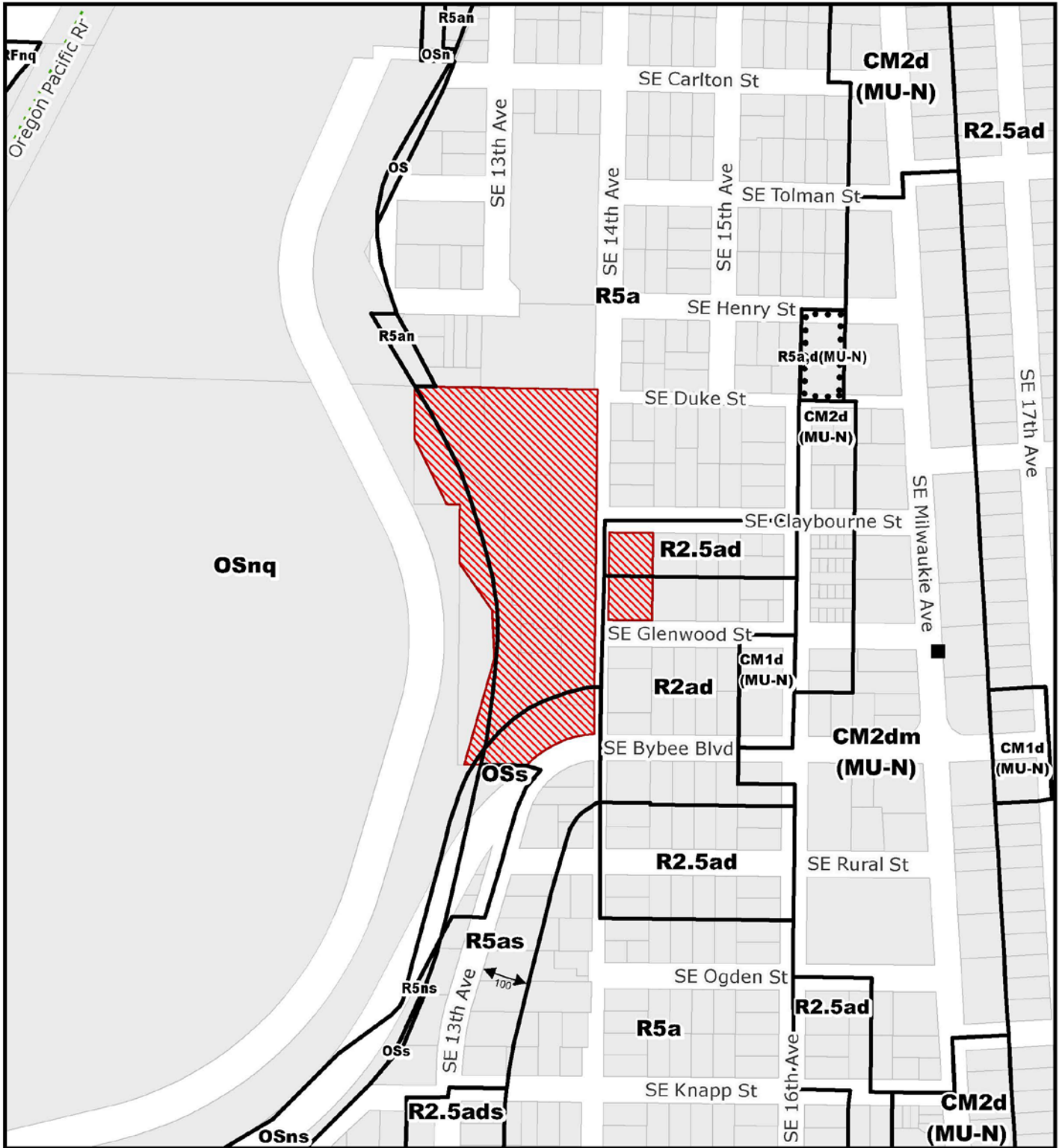
What is the purpose of the Pre-Application Conference?

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



Historic Landmark



Recreational Trails

File No. EA 18-249089 PC

1/4 Section 3631,3731

Scale 1 inch = 300 feet

State ID 1S1E23BA 900

Oct 08, 2018

