



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: Written Notes Only

File Number: EA 20-128297

Proposal and Property Information

Location: 28 SE 56th Avenue

Proposal: A Pre-Application Conference to discuss a zone change from R5 (Single Dwelling Zone) to RM2 (Multi-Dwelling Zone). The proposed development is for a three story residential building that would house 30 persons transitioning from foster care. The use category is either a Group Living or a Household Living Use (SRO). No off-street parking is proposed.

Land Use Reviews Expected: Type III Zone Map Amendment in Compliance with the Comprehensive Plan Map (Criteria for Zoning Map Amendments are found in Chapter 33.855.050) Possible Conditional Use Review for a Group Living Use (Criteria for the Conditional Use Review are found in Chapter 33.815.105)

Site Zoning: R5 (Single Dwelling Zone, Chapter 33.110 of the Portland Zoning Code)

Tax Account Number(s): R281533

Contacts

Applicant: Rob Karas, Leanto Architecture, Info@leantoarch.com

Conference Coordinator: Jean Hester 503-823-7783

Neighborhood Association: Mt. Tabor Neighborhood Association, Stephanie Steward, contact MTNA@gmail.com

District Coalition: SEUL, Leah Fisher at 503-232-0010 x 313

Business District: None

Neighborhood within 1,000 feet: North Tabor, Lisa Maddocks at landuse@northtabor.org

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.

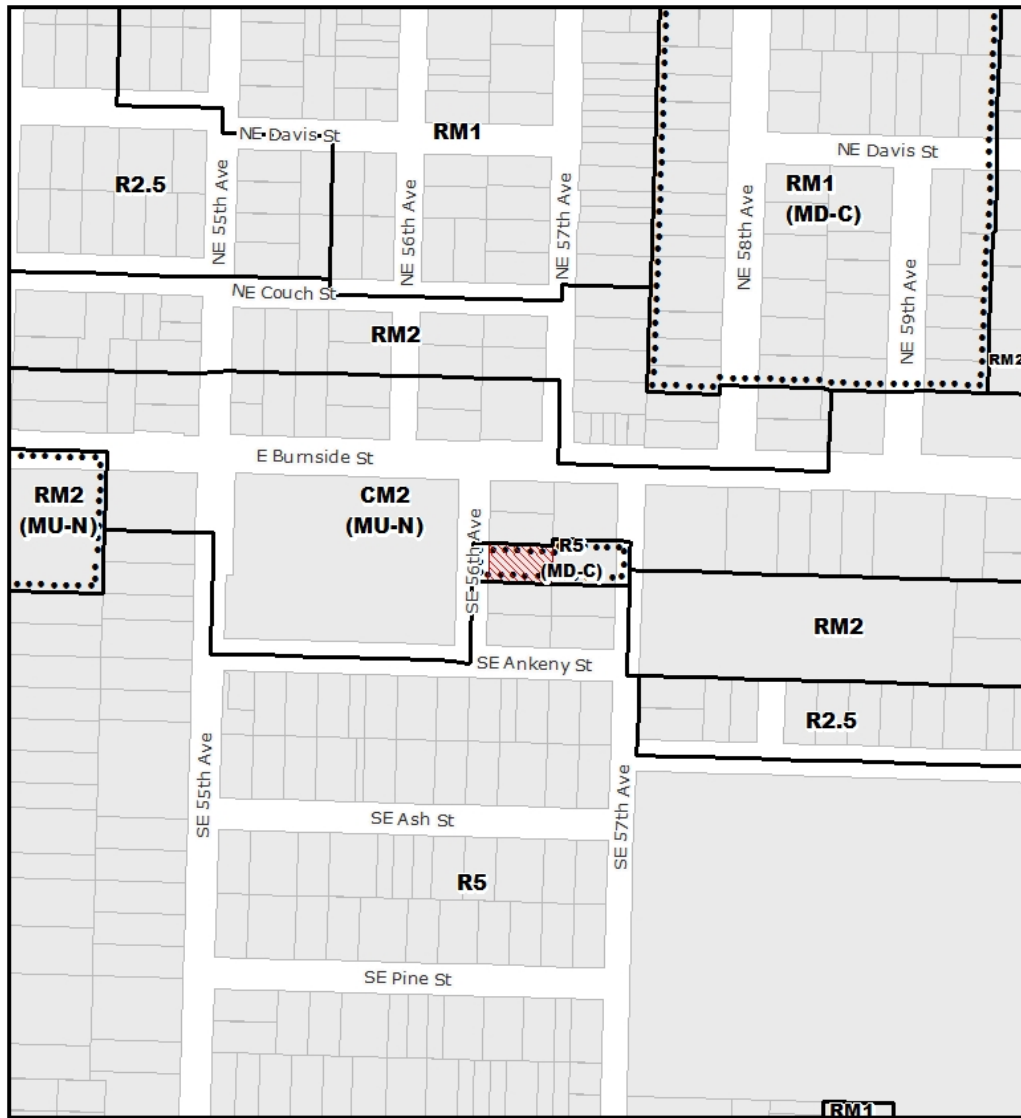
What is the purpose of the Pre-Application Conference?

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



File No. EA 20 - 128297 PC
1/4 Section 3036
Scale 1 inch = 200 feet
State ID 1N2E31DC 700
Exhibit B Apr 01, 2020