



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

Dan Ryan, Commissioner
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www.portland.gov/bds

Notice of a Pre-Application Conference

Time and Date: 09/28/2022 at 1PM

Location: This will be a virtual meeting held on Microsoft Teams. If you would like an invitation, please contact the Pre-Application Conference Coordinator, Matt Wickstrom, at matt.wickstrom@portlandoregon.gov or 503-865-6513.

File Number: EA 22-173129

Proposal and Property Information

Location: 917 SE 25TH AVE

Proposal: A Pre-Application Conference to discuss changing the zoning on a portion of this split zoned site. The northern portion of the site is zoned CM2d (Commercial Mixed Use 2 and a Design Overlay zone) with a Mixed Use – Urban Center Comprehensive Plan Map designation. The southern portion of the site is zoned R2.5 (Residential 2,500) with a Single-Dwelling 2,500 Comprehensive Plan Map designation. The applicant proposes to change the zoning on the southern portion of the site to CM2d with a Mixed Use – Urban Center Comprehensive Plan Map designation to match the zoning on the northern portion.

Land Use Reviews Expected: Type III Comprehensive Plan Map Amendment and Zoning Map Amendment

Site Zoning: CM2d (MU-U), R2.5. Split zoned site: CM2d (Commercial Mixed Use 2 with a Design Overlay zone) and R2.5 (Residential 2,500).

Tax Account Number(s): R287871

Contacts

Applicant: Bob Schatz, Allusa Architecture, 503-235-8585

Conference Coordinator: Matt Wickstrom, matt.wickstrom@portlandoregon.gov, 503-865-6513

Neighborhood Association: Buckman, contact Nick Olson at buckmanlandusepdx@gmail.com

District Coalition: Southeast Uplift, contact Matchu Williams at matchu@seuplift.org

Business District: Belmont Business Association, contact at info@belmontdistrict.org.

Neighborhood within 1,000 feet: Sunnyside, contact at <http://www.sunnysideportland.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.

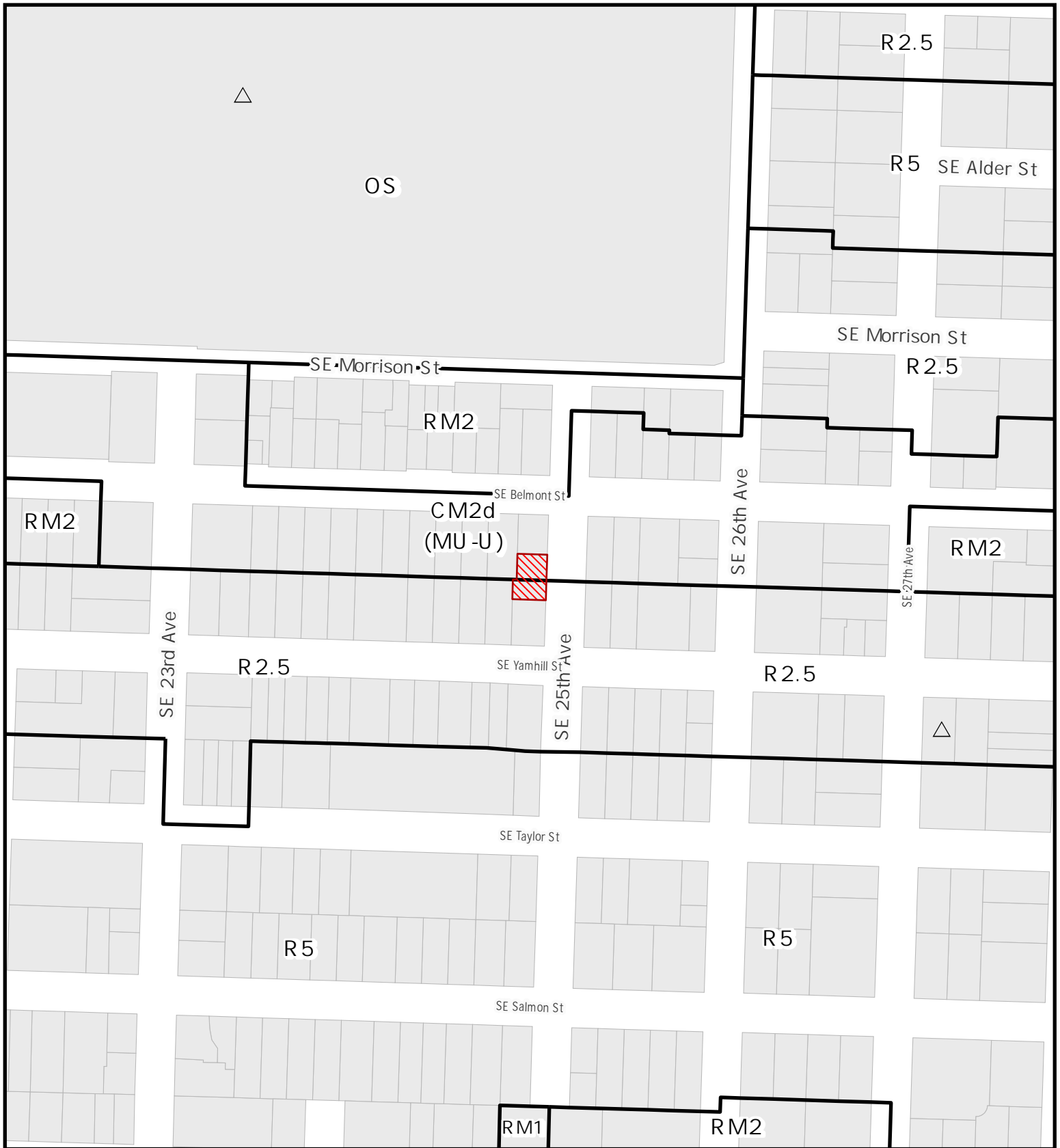
What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend (please see instruction under Location above), 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).

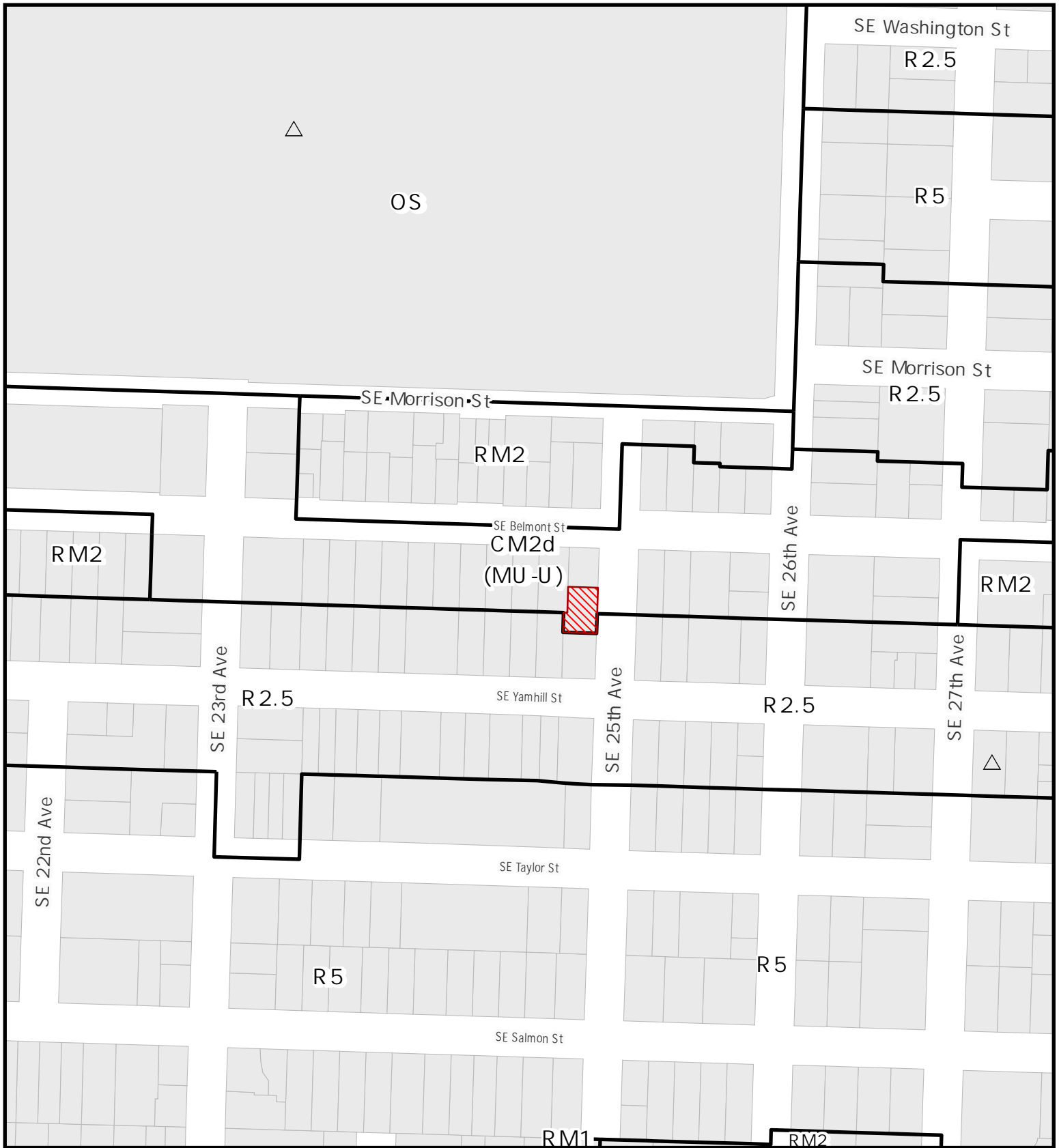


For Zoning Code in effect Post August 1, 2021

EXISTING ZONING




- F**  Site
-  Historic Landmark

File No. EA 22 - 173129 PC
 1/4 Section 3133
 Scale 1 inch = 200 feet
 State ID 1S1E01BB 10300
 Exhibit B Aug 24, 2022



For Zoning Code in effect Post August 1, 2021

PROPOSED F ZONING

-  Site
-  Zoning Lines
-  Historic Landmark

File No.	<u>EA 22 - 173129 PC</u>
1/4 Section	<u>3133</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1S1E01BB 10300</u>
Exhibit	<u>B Aug 24, 2022</u>