



City of Portland Bureau of Development Services

Staff Presentation to the
City Council

Land Use Review 11-146609 CU AD
Rodelo Asa Residential Care Facility
2027 SE 174th Avenue
On Appeal



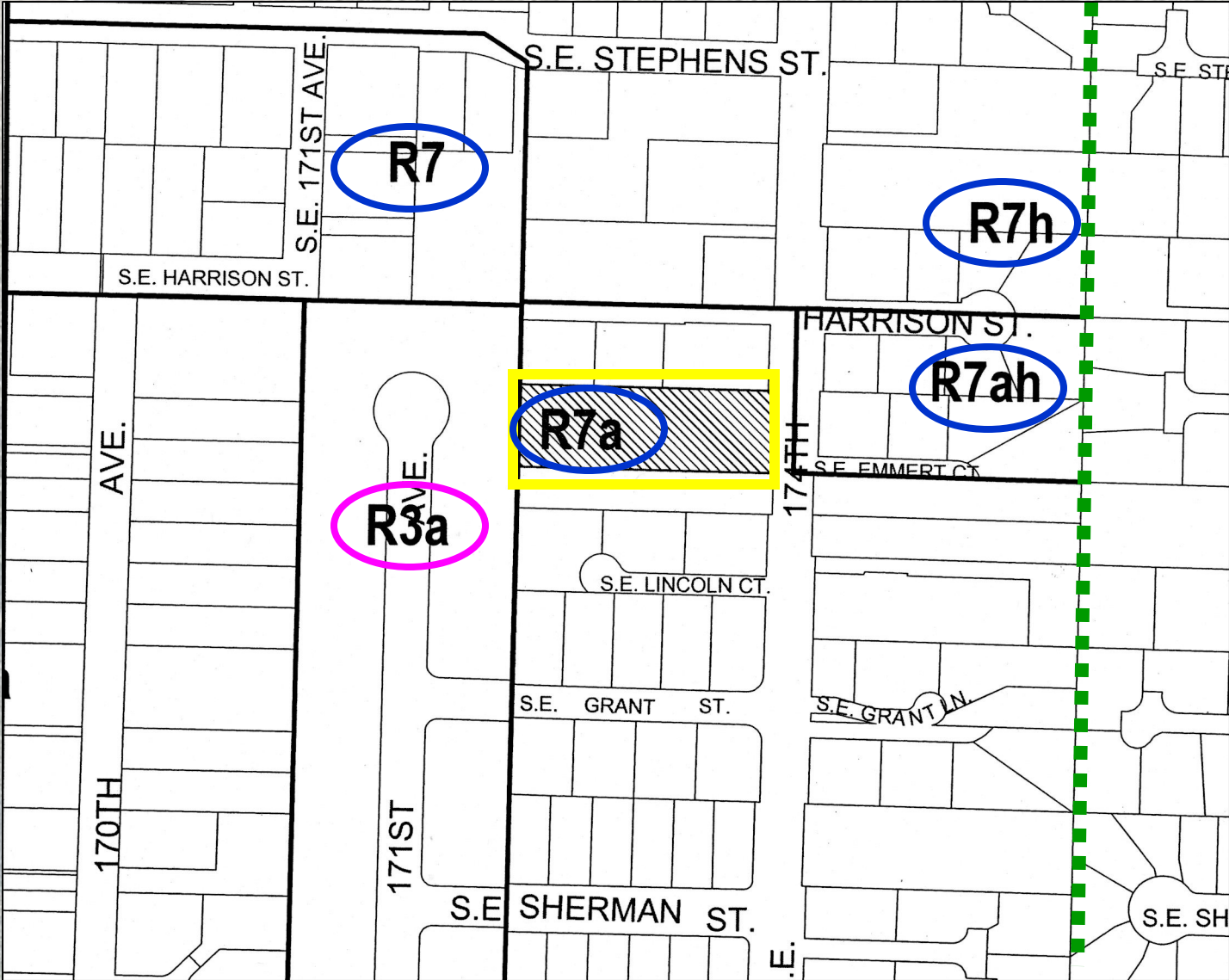
Summary of the Proposal

- **Conditional Use Review for Group Living Facility**
- **Adjustment to Size of required Loading Space from Standard A to Standard B**
- **Applicable Approval Criteria:**
33.815.105, Institutional & other uses in R zones
33.805.040 A-F, Adjustments



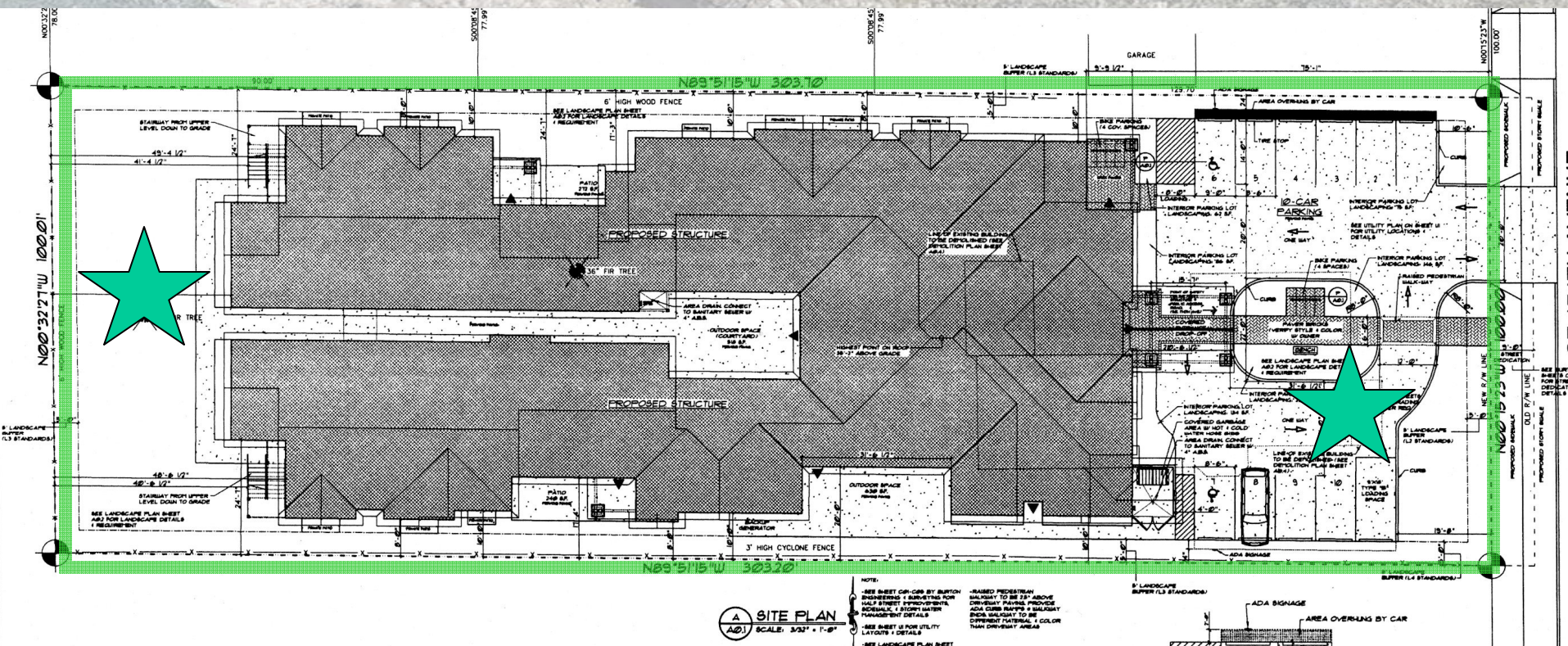
Zoning Map

City
Boundary





Site Map

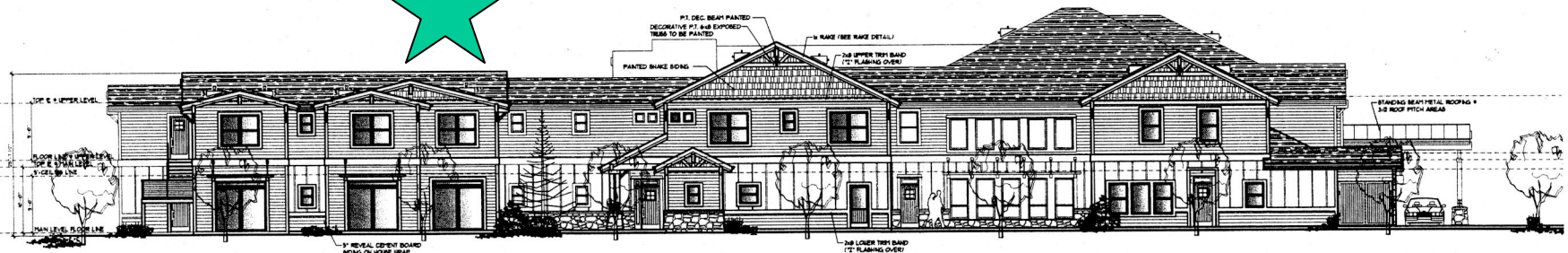




Elevations



A FRONT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



B LEFT SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



View from street





Aerial view

174th Avenue

Site

Church

Fire Station





Summary

Hearings Officer's decision:

- Approval of:

Conditional Use for a Group Living facility with up to 39 residents, subject to conditions of approval; and

An Adjustment to allow a loading space to comply with Standard B.



Appeal Statement

- **The proposal ‘does not meet approval criteria because [it is] not allowed by 33.110 Single Dwelling Zone standards for single family R7.’**
- **The proposal ‘does not meet 33.700.070, General Rules for Application of the Code Language; and’**
- **The proposal ‘does not meet approval criteria for 33.229 Elderly and Disabled High Density Housing code.’**





