



# **City of Portland Bureau of Development Services**

Staff Presentation to the  
**City Council**

Appeal of  
Land Use Review 11-115222 CU MS AD  
Central Catholic High School



# Summary of the Proposal

- Ten-Year Conditional Use Master Plan for Central Catholic High School.
- Proposed floor area expansions:
  - 29,000 square foot, three-story addition east of existing building;
  - 19,000 square feet of second-story additions along portions of SE Stark Street and SE 24<sup>th</sup> Avenue frontages;
  - 600 square foot, one-story addition to performing arts center.
- Expand the boundary of the existing Conditional Use site to accommodate new 15-space parking lot.
- Propose several improvements in the public right-of-way, including widening SE 24<sup>th</sup> Avenue.



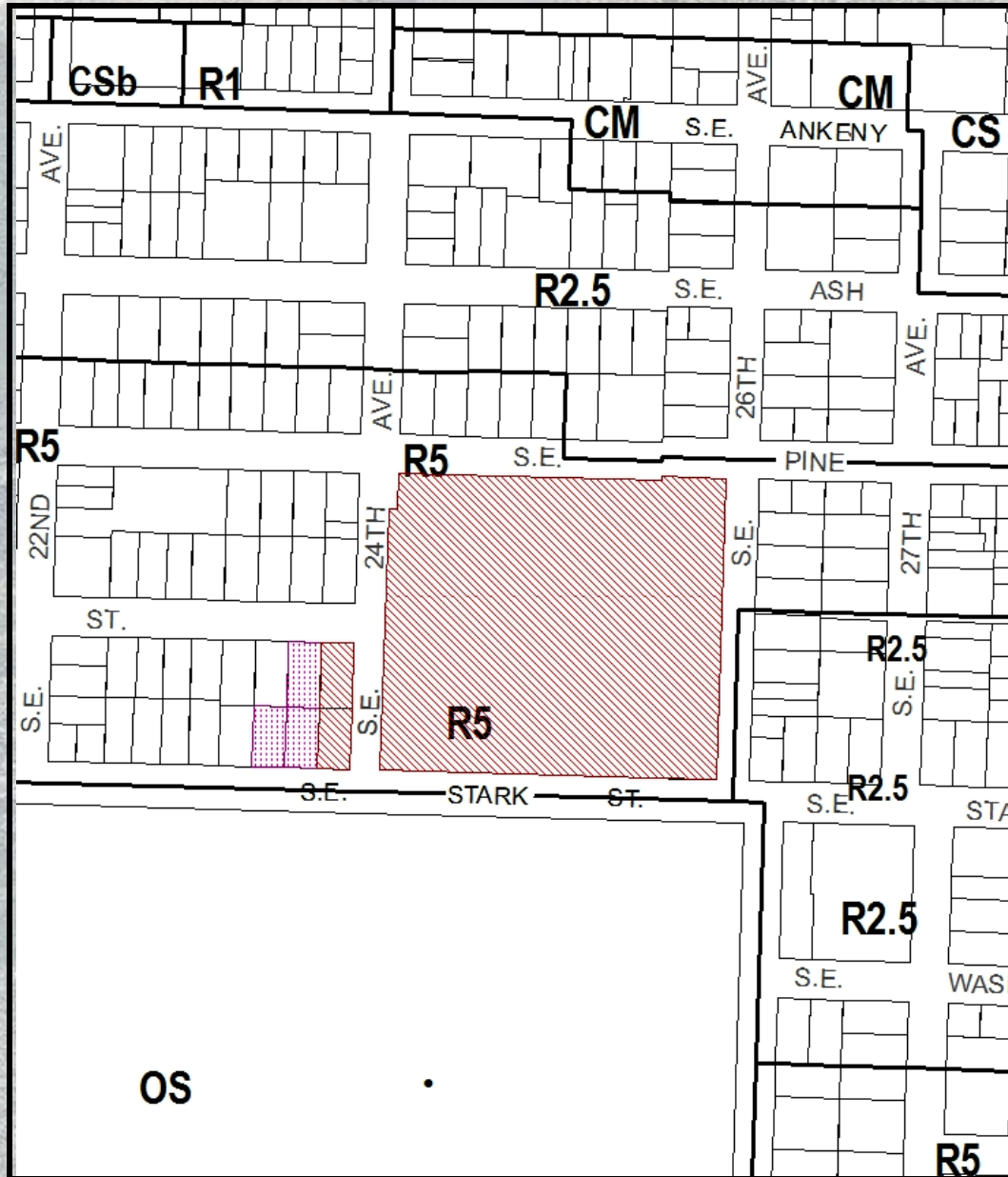
# Summary of the Proposal

## Requested Adjustments to the Institutional Development Standards of the Single-Dwelling Zone:

- Maximum Allowed Floor Area Ratio  
Increase from 0.56:1 to 0.68:1
- Minimum Building Setback  
Reduce for portion of the second-story addition on SE Stark Street from 12 feet to 0 feet  
Reduce for portions of the existing building wall along SE 24<sup>th</sup> Avenue from 15 feet to 6 feet, 6 inches
- Minimum Required Landscaped Buffer  
Reduce along portions of SE 24th Avenue from 15 feet to 6 feet, 6 inches
- Minimum Landscaped Area  
Reduce from 10 percent to 8.5 percent of the site

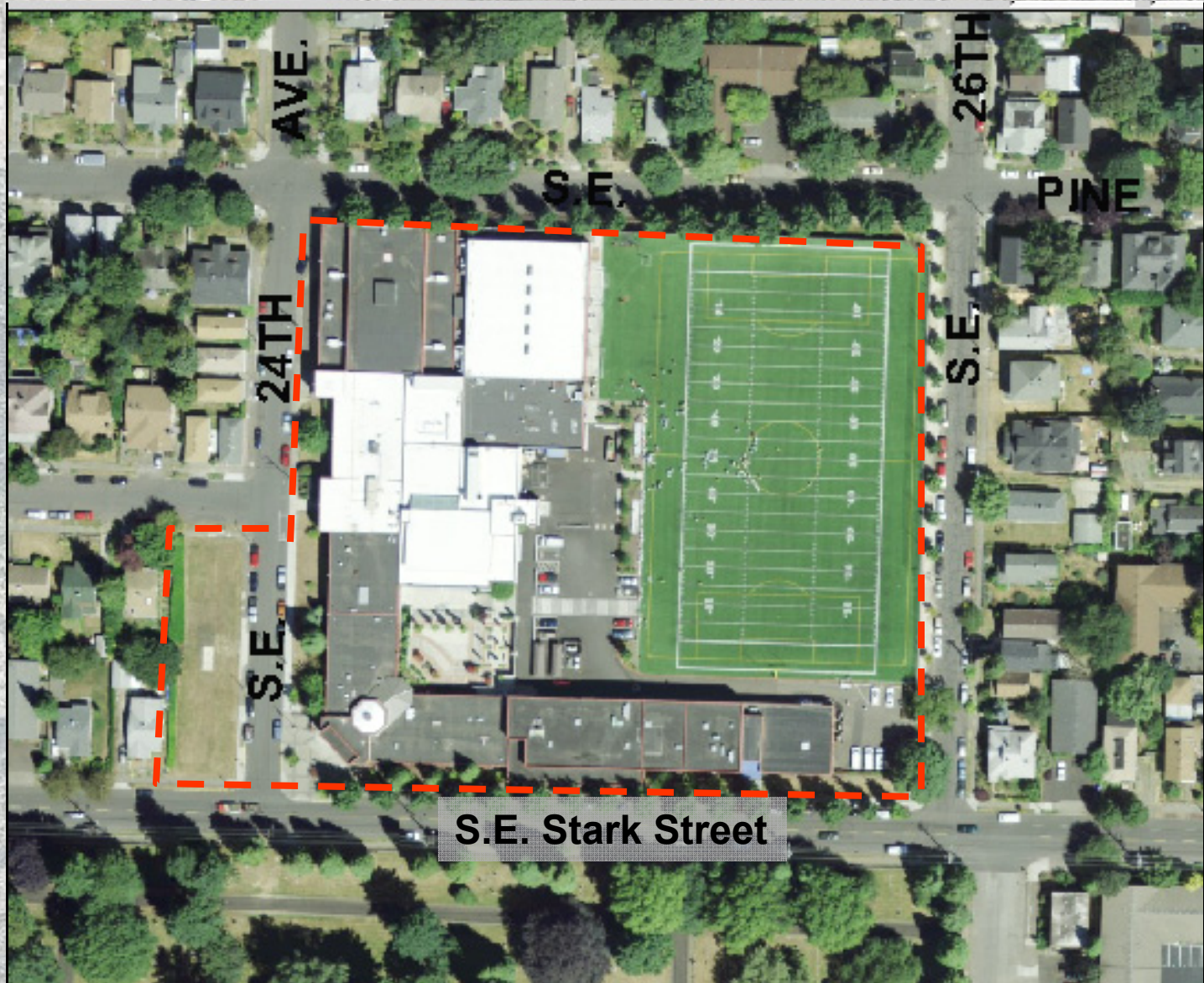


# Zoning Map





# Site Plan





# Building Additions

































# Conditional Use Approval Criteria

## Zoning Code Section 33.815.105

### Institutional and Other Uses in Residential Zones

#### A. Proportion of Household Living Uses

1. The number, size, and location of other uses not in the Household Living category in the residential area; and
2. The intensity and scale of the proposed use and of existing Household Living uses and other uses.

#### B. Physical Compatibility

1. The proposal will preserve any City-designated scenic resources;
2. The proposal will be compatible with adjacent residential developments based on characteristics such as site size, building scale and style, setbacks and landscaping; or
3. The proposal will be mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, and other design features.

#### C. Livability

1. Noise, glare, late night operations, odors and litter; and
2. Privacy and safety issues.



# Conditional Use Approval Criteria

## **Zoning Code Section 33.815.105 Institutional and Other Uses in R Zones**

### **D. Public Services**

1. The proposal is supportive of the street designations of the Transportation Element of the Comprehensive Plan.
2. The transportation system is capable of supporting the proposal in addition to existing uses in the area; and
3. Public services for water supply, police and fire protection are capable of serving the proposed use, and sanitary waste disposal and stormwater disposal systems are acceptable.

**E. Area Plans.** The proposal is consistent with adopted area plans.



# Adjustment Approval Criteria

## **Zoning Code Section 33.805.040**

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified.
- B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area.
- C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a proposal that is still consistent with the overall purpose of the zone.
- D. Any impacts from the adjustment are mitigated to the extent practical.



# Hearings Officer Decision

**Approval** of a 10-year Conditional Use Master Plan amendment for Central Catholic High School.

**Approval** of the requested Adjustments to maximum floor area ratio; minimum building setbacks; minimum landscape buffer; and minimum site landscaping.

## Conditions

- Continue to implement the 1985 Traffic and Parking Management Plan.
- Continue to implement the 2002 Implementation Plan.
- Implement the 2011 Traffic and Parking Mitigation Measures.
- Apply for a Public Works Permit to request:
  - approval of the widening of SE 24<sup>th</sup> Avenue;
  - approval of the curb extensions on SE Stark Street;
  - permission to widen the sidewalk on the west side of SE 26<sup>th</sup> Avenue and construct angled parking.



# Hearings Officer Decision

## Conditions

- Construct the 15-space parking lot prior to the loss of any existing on-site parking, with the lot reserved for carpool use.
- Loading and unloading of buses used for school events will be limited to the aisle of the new parking lot, with no idling of buses allowed.



# Appeal Statement

## **Appellant**

Buckman Community Association

## **Summary of Appeal Statement**

- Conditions of Approval and Enforcement: The Hearings Officer's decision does not specify how violations of the conditions of approval are to be addressed.
- Impact of New Parking Lot on Residential Character: The new parking lot, in combination with increased height of buildings and reduced building setbacks along SE 24<sup>th</sup> Avenue, has profound adverse impacts on the area's residential character.
- Impact of New Parking Lot on Livability: The proposed parking lot, with access on a residential street, and accommodating bus loading and unloading as well as stacked parking during after-school events, will have adverse impacts associated with noise, litter, and light glare.