



Notice of Public Hearing & Land Use Application

DATE OF NOTICE: October 5, 2016

DATE OF HEARING: November 16, 2016

FILE NUMBER / NAME	16-048 Troutdale Elementary School		
APPLICATION TYPE	Site & Design Review, Conditional Use, Variance, and a Lot Consolidation		
PROJECT APPLICANT	Melissa Guarin BLRB Architects	PROJECT OWNER	Reynolds School District #7
PROJECT LOCATION	648 SE Harlow Ave (+/- 4.39 ac)	TAX MAP / TAX LOT #	Multiple
LAND USE MAP	Medium Density Residential (MDR)	LAND USE ACTIVITY	Community Service Uses (Conditional Use)
ZONING DISTRICT	Single Family Residential (R-5)	OVERLAY DISTRICT	Town Center (TC)

PROPOSAL

The Applicant has filed for a Site & Design Review, Conditional Use, Variance, and a Lot Consolidation application for the construction of a replacement elementary school building to meet the needs of the school and District.

APPLICABLE CRITERIA

Listed below are governing standards that shall apply:

- *Troutdale Development Code (TDC): Ch. 1* Introductory Provisions; *Ch. 2* Procedures for Decision Making; *Sec. 3.040* Single Family Residential (R-5); *Sec. 4.700* Town Center; *Sec. 5.600* Erosion Control and Water Quality Standards; *Sec. 5.800* Stormwater Management; *Sec. 5.1100* Public Improvements; *Sec. 6.225* Type III Variance; *Sec. 6.300* Conditional Use; *Ch. 7* Land Division; *Ch. 8* Site Orientation & Design Standards; *Ch. 9* Off-Street Parking; *Ch. 11* Landscaping & Screening; *Ch. 16* Public Deliberations & Hearings
- *Troutdale Municipal Code (TMC): Ch. 8.26* Outdoor Lighting; *Sec. 13.10.370* Tree Removal
- *City of Troutdale Construction Standards for Public Works Facilities*
- Appropriate Building and Fire Codes
- *Multnomah County Transportation Road Rules*

INITIAL PUBLIC HEARING

The initial public hearing will be held at **7:00 p.m. PT on Wednesday, November 16, 2016** in the City Council Chambers, located on the lower level of 219 E Historic Columbia River Hwy, with access via the rear parking area. This public hearing will be conducted by the City of Troutdale Planning Commission. Subsequent public hearings may occur on future dates.

The location of the hearing is accessible to citizens with disabilities. If you require any other accommodation, please contact the Planning Department at planning@troutdaleoregon.gov or call 503-665-5175 at least one (1) week prior to the hearing.

PROCEDURE

This application will undergo a Type III quasi-judicial procedure. [TDC Sec. 2.110, 6.300 and Ch. 16] This procedure requires a Public Hearing and Planning Commission review in order to be adopted. Nearby property owners, relevant review entities, and other stakeholders are hereby notified in accordance with TDC sections 16.030 and 16.040.

For full details on the hearing procedure relevant to this application, please review TDC sections 16.100 to 16.270 or contact the Planning Department at planning@troutdaleoregon.gov or call 503-665-5175.

