



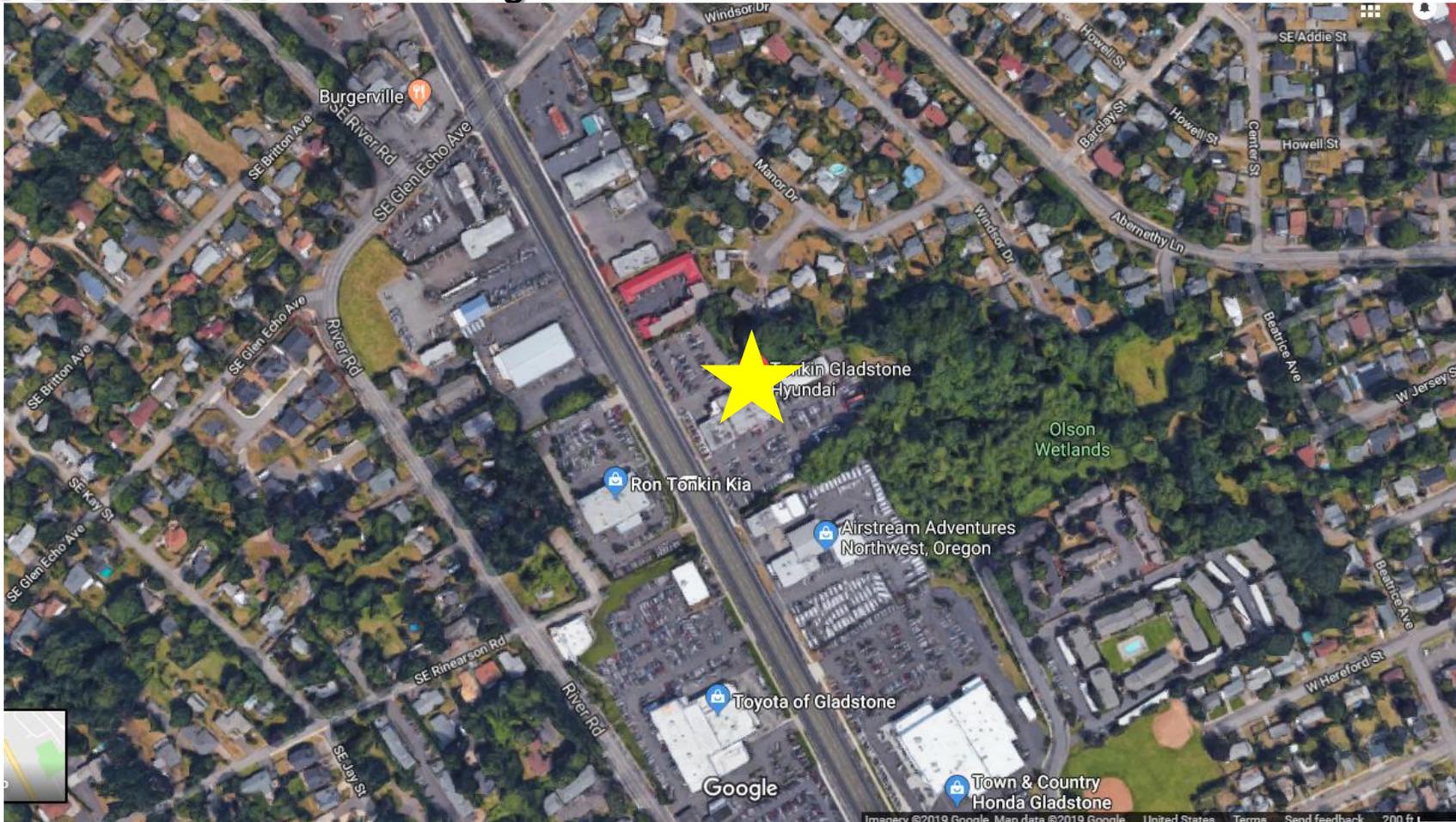
January 2019 PLANNING COMMISSION MEETING

Agenda Item No. 3

Design Review Application No. Z0615-18-D;

Habitat Conservation Overlay Map Verification application Z0616-18-HMV; water quality resource area map determination Z0618-18-WBV; Habitat Conservation Overlay Construction Management Plan Z0617-18-CMP

Project Location: 19300 McLoughlin Boulevard



Proposed Project: Renovation at existing Tonkin Hyundai, to include reconstruction of showroom, new enclosed service reception drive, remodel service dept., and re-grade/re-surface a portion of the site to include new display plaza

Project Site

- **Zoning Designation:** C3
- **Comprehensive Plan Designation:** General Commercial District
- **Property size:** 3.18 acres



Property is subject to Habitat Conservation Area and Water Quality Resource Area Overlay



Public Noticing:

- Sent to the applicant, the owner of the subject property and owners of record as identified on the most recent Clackamas County property tax assessment roll of property located within two hundred fifty (250) feet of the subject property.
- City of Gladstone, Public Works, Gladstone Fire, Gladstone PD, Engineering, DSL

Comments Received:

Fire comments pending, Public Works storm water suggestions; DSL Concurrence; County Water Environment Services (WES) erosion plan

Proposed Site Plan

- An auto dealership is in place comprised of two main buildings along with the parking/display field. Sanitary sewer, storm sewer and water are in place and serve the property
- Construction of the new showroom and service reception drive will add approximately 3,020 square feet to the existing footprint of the main showroom and service building
- A new accessible entrance is proposed with an accessible path to parking area and existing right-of-way
- Proposed site plan is compliant with the City Zoning Code parking, circulation, and landscaping requirements
- A Title 13 Habitat Area is mapped in the southeast portion of the site. There is an associated Title 3 wetland on property to the southeast. These areas and associated buffers are not proposed for development or change of any kind.



REPRESENTATIONAL IMAGE. IMAGE SHOWN MAY NOT BE AN EXACT REPRESENTATION OF ACTUAL DESIGN AND CONSTRUCTION

Water Quality Resource Area Overlay



- Proposed project subject to Chapter 17.27
- Planning Staff submitted a formal notice to the Department of State Lands (DSL) in 2017
- DSL provided concurrence that the proposed project would not impact any of the Title 3 wetlands on site
- As such, the development standards of GMC Section 17.27.045 do not apply.

Habitat Conservation Area Overlay



- The proposed project occurs within approximately 18 ft. of the mapped HCA and as such, the applicant was required to submit a HCA map verification application.
- The proposed project is not an exempt use and occurs within 100 feet of the mapped HCA, the proposed project is required to obtain a HCA construction management plan
- Since no development is proposed within the HCA itself, a HCA development permit is not required

Staff Recommendation

Planning staff is recommending approval of the proposed project with six (6) standard conditions and ten (10) special conditions of approval:

- II. STANDARD CONDITIONS 3**
- III. SPECIAL CONDITIONS 3**
 - 1. Lighting 3
 - 2. Signage 3
 - 3. ADA Access 3
 - 4. Erosion Control Plan 3
 - 5. Public Works Approval 4
 - 6. Fire Department Approval 4
 - 7. Final Occupancy 4
 - 8. Design Review Plans 4
 - 9. Habitat Conservation Area Construction Management Plan 4
 - 10. Endangered Species Act 4

Staff Recommendation

The staff recommends that the Commission adopt the following resolution:

Motion:

*I move that the Commission **approve** Design Review Z0615-18-D with conditions, pursuant to the staff recommendation and approve Habitat Conservation Overlay Map Verification application Z0616-18-HMV; water quality resource area map determination Z0618-18-WBV; Habitat Conservation Overlay Construction Management Plan Z0617-18-CMP as submitted.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the Design Review land use application as conditioned. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Planning Commission is authorized to approve applications pursuant to Subsection 17.94.060(2)(c) of the GMC. The Commission hereby approves a Design Review land use permit for the proposed development at 19300 Mcloughlin Boulevard and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Title 17 of the Zoning Ordinance.