



# May 2019 PLANNING COMMISSION MEETING

## Agenda Item No. 3

Design Review Application No. Z0161-19-D

## Project Location: 19505 McLoughlin Boulevard



**Proposed Project:** Renovation at existing Dick Hannah Nissan Dealership, to include enclosure of existing 1,239 sq. ft. service reception drive

# Project Site

- **Zoning Designation:** C3
- **Comprehensive Plan Designation:** General Commercial District
- **Property size:** .93 acres



Property is not subject to any environmental overlays



## 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

## Comments Received:

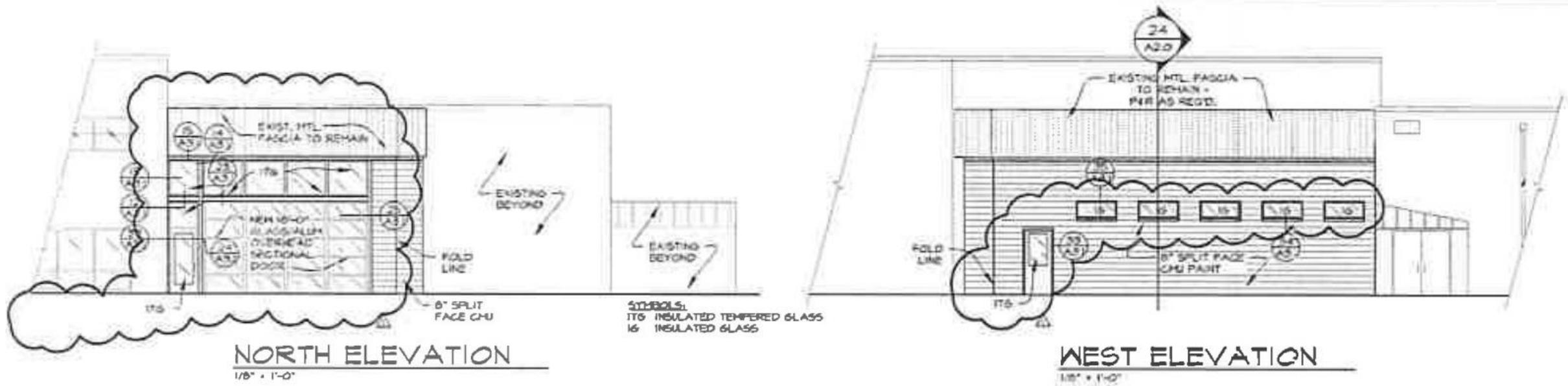
No formal comments received

# Existing image of proposal area off Gloucester St

- An auto dealership is in place comprised of one main buildings on the subject property. Sanitary sewer, storm sewer and water are in place and serve the property
- Construction of the new addition will add approximately 1,239 square feet to the existing footprint of the main showroom and service building
- Slight modifications to existing ADA parking proposed to improve accessibility
- Proposed site plan is compliant with the 1985 Design Review that approved the existing car dealership and no site modifications are proposed



# Proposed Elevations



# Staff Recommendation

Planning staff is recommending approval of the proposed project with five (5) standard conditions and nine (9) special conditions of approval:

<b>III. SPECIAL CONDITIONS .....</b>	<b>3</b>
1. 1985 Design Review Conditions .....	3
2. Lighting .....	3
3. Bicycle Parking .....	3
4. ADA Access .....	3
5. Fire Department Approval .....	3
6. Public Works Approval .....	3
7. Final Occupancy .....	4
8. Design Review Plans .....	4
9. 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 Z0161-19-D with conditions, pursuant to the staff recommendation.*

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 19505 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.*