



Agenda Item No. 3

PC Meeting Date: 6/18/19

ADDENDUM TO STAFF REPORT: ALTERATION OF NON-CONFORMING USE

Application No.: Z0239-19-E

Applicant: Jamie Huffman, Orangewall Studios

Owner: Marti Loeb; The Children's Course Inc.

Project Location: 19825 SE River Rd; The Children's Course Golf Course west of River Road just north of its intersection with Arlington and McLoughlin Blvd; T2S, R2E, Section 19D Tax Lot 600

Zoning: MR, Multi-Family Residential

Project Description: Expansion of the existing 1,600 sq. ft. legally non-conforming Children's Course Golf Clubhouse building to include a 2,600 sq. ft. structural addition, landscaping and drainage improvements, and other minor site improvements. No change to the hours or intensity of the business operation is proposed. With addition of a storage facility to the North east of the club house, no larger than 960 square feet, to be used as a temporary operations facility during construction (no longer than 12 months) then permanently for storage.

PG 1 Project Description – With addition of a storage facility to the North east of the club house, no larger than 960 square feet, to be used as a temporary operations facility during construction (no longer than 12 months) then permanently for storage.

Special Condition 10 -

Accessory Building for Storage - Prior to Building Permit issuance, applicant shall complete a Statement of Use demonstrating the occupancy will not allow for commercial/recreational uses of accessory building, to be used for storage purposes only, one year from the issuance of the placement permit for the accessory building.

PG 5 Project Location and Proposed Development

The applicant is also proposing a 24' x 40', 960 square foot accessory storage building that will be used as a temporary operations facility during construction for a period not to exceed 12 months that will be converted to incidental storage for the Children's Golf Course.

PG 6 The expansion of the interior space and addition of a storage facility is not expected to generate additional traffic. As conditioned, in special condition 10, the 960 square foot storage facility located to the northeast of the club house will be used temporarily (no longer than 12 months) as an operations facility as requested in the attached memo dated June 18, 2019.

In addition to updates to code language the Exhibit 4 - site plan is also updated



240 north broadway street | suite 308
portland | oregon | 97227
o 503.227.8100
orangewallstudios.com

MEMO

Project: The Children's Course Learning Center Renovation + Addition
Subject: Temporary Operations and End-Use Storage Structure
Author: Jamie Huffman, ORANGEWALLstudios
Date: 18 June 2019
Attn: Lizbeth Dance, Clackamas County Planning and Zoning Division

Structure for Temporary Operations and End-Use Storage Narrative

The purpose of this narrative is to provide additional information to the City of Gladstone, Clackamas County and the Planning Commission to express the intent for a temporary operations building for the Children's Course during construction activities and provides a proposed, approximate location and dimensions on the course for consideration.

Intent:

- The Children's Course to remain in operation during the course of construction of the Learning Center Renovation and Addition. The extent of the project scope will require the daily functions of the course and its administration be removed from the existing building. A modular structure, similar to a portable classroom, along the north property line in proximity to the project area is proposed to provide a safe and secure space for The Children's Course staff to function and guests to visit.
- The use of the building will transition from daily operations after project construction to storage to meet the needs of the functions of the Course.
- The size of the structure will be no more than one story and limited in overall square footage to meet the needs of the functions of the Course for temporary operations and end-use storage. The footprint of the building will be approximately 24'-0" X 40'-0" but may vary depending on the selected modular building vendor and site constraints.
- The location on the site may vary with the goal to be of low visual impact to both the visitors and players on the course and to the residents of the neighboring apartments. The current proposed location is on the required setback on the north property line in an area so as to be visually discrete and minimize it as an obstruction during the course of play.
- The building materials, colors, finishes, lighting and security will be designed and coordinated to be of low visual and noise impact to the patrons of the course and to the residents of the neighboring apartments. As the primary function will be storage, the electrical and lighting will be sufficient for the intended end use. Temporary accommodations are proposed for the comfort and safety of the Course Administration who will occupy the space during construction.

