



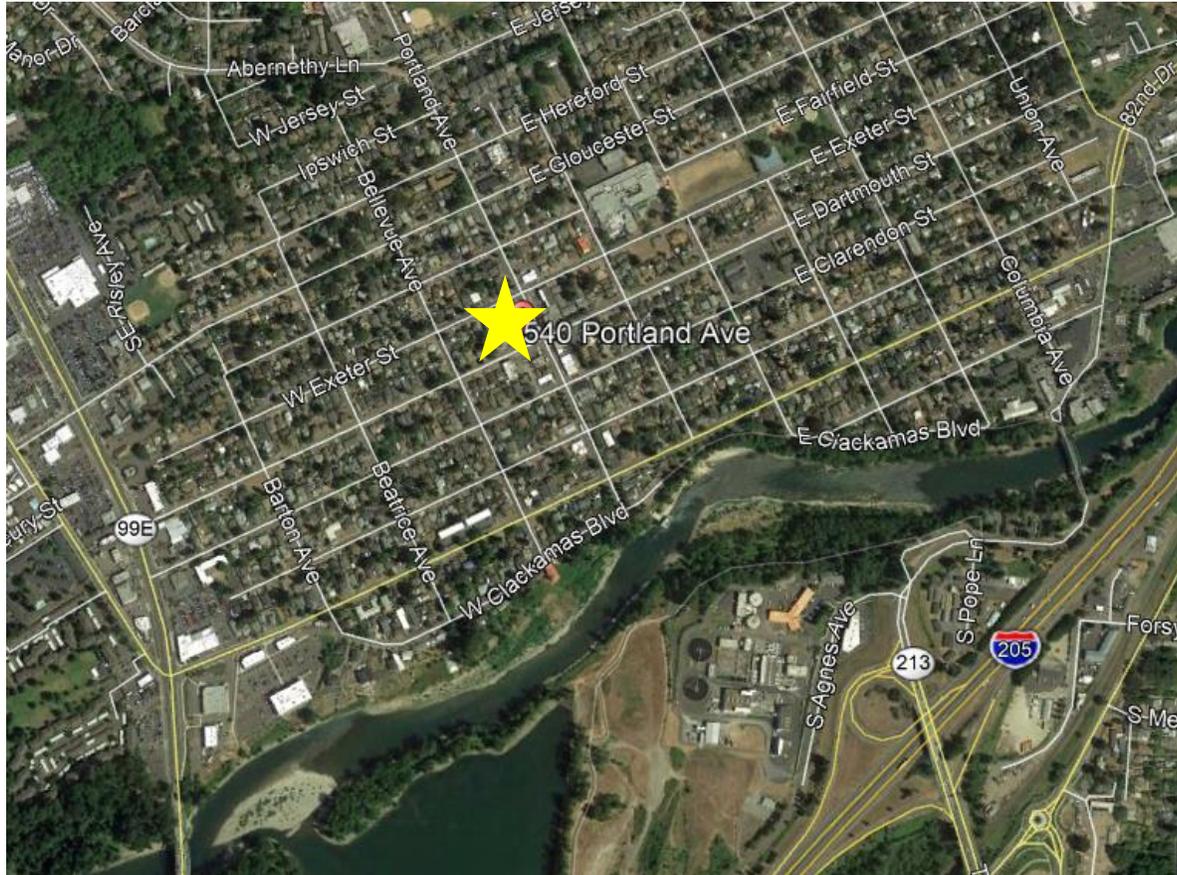
August 2019 PLANNING COMMISSION MEETING

Agenda Item No. 4

Design Review Application No. Z0311-19-D

Project Location: 540 Portland Ave, Gladstone

Tax Lot 22E20CB06300



Proposed Project:

Conversion of an existing 1,699 sq. ft. residential structure to a mixed use building.

No additions to the existing structure are proposed, only internal and external remodeling and site improvements, including landscaping.

Applicant: Todd Iselin, Iselin Architects

Project Site: 540 Portland Ave



- Zoning is C2, **Community Commercial**
- .11 acres
- Subject site is located in between two existing commercial businesses and across the street from City Hall

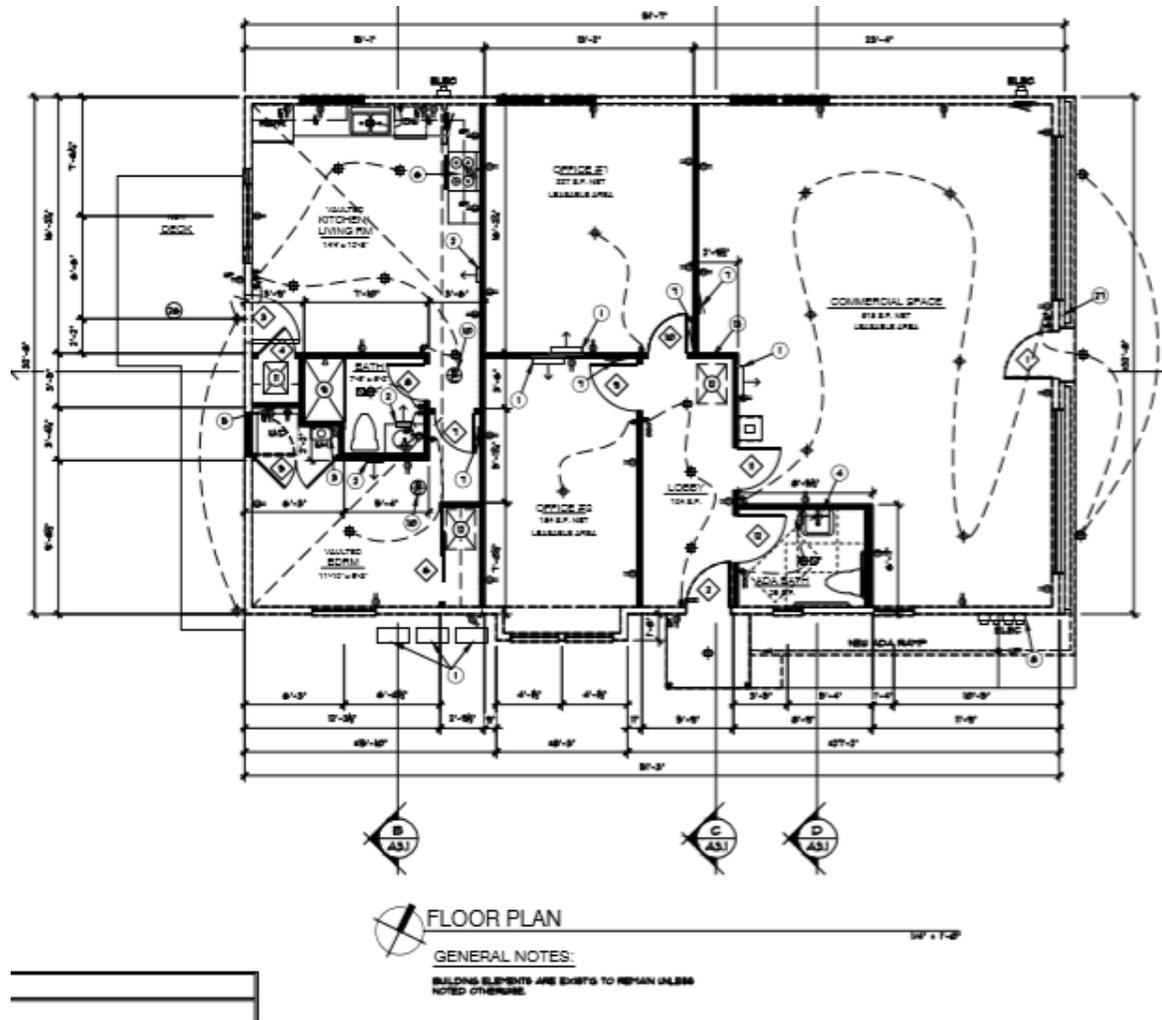
Public Noticing:

- Sent to: Property Owners within 250 ft., City of Gladstone, Public Works, Gladstone Fire, Gladstone PD, Engineering
- Responses Received: None (Note: comments were provided by City staff in the pre-application meeting forum)

Comments Received:

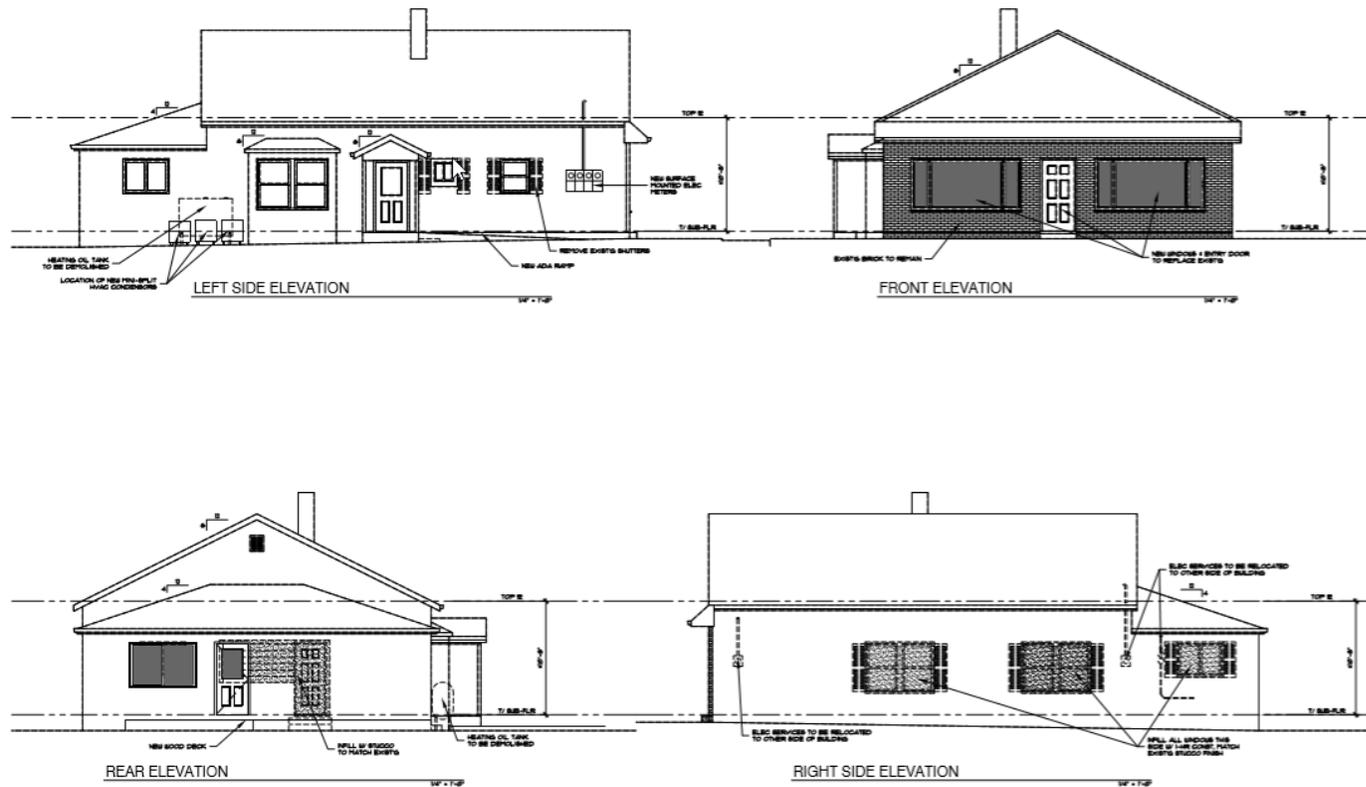
No formal comments received

Proposed Site Plan



- Meets C2 dimensional standards
- The front façade (north side) of the building will be improved with window and door upgrades.
- Proposed on-site improvements include replacement and upgrade of 1,939 sq. ft. of landscaped area and installation of a new trash enclosure area.

Building Design



- Proposed project subject to Chapter 17.44
- The project does not involve construction of a new building and will retain the existing building footprint and height.
- All building siting and design standards of the Zoning Title are met

C2 Zoning, Portland Ave Parking



17.18.070 Off-street parking standards.

(2) When an existing residence in the C-2 zoning district along Portland Avenue is converted to commercial or mixed use development, additional off-street parking shall not be required, subject to the following standards:

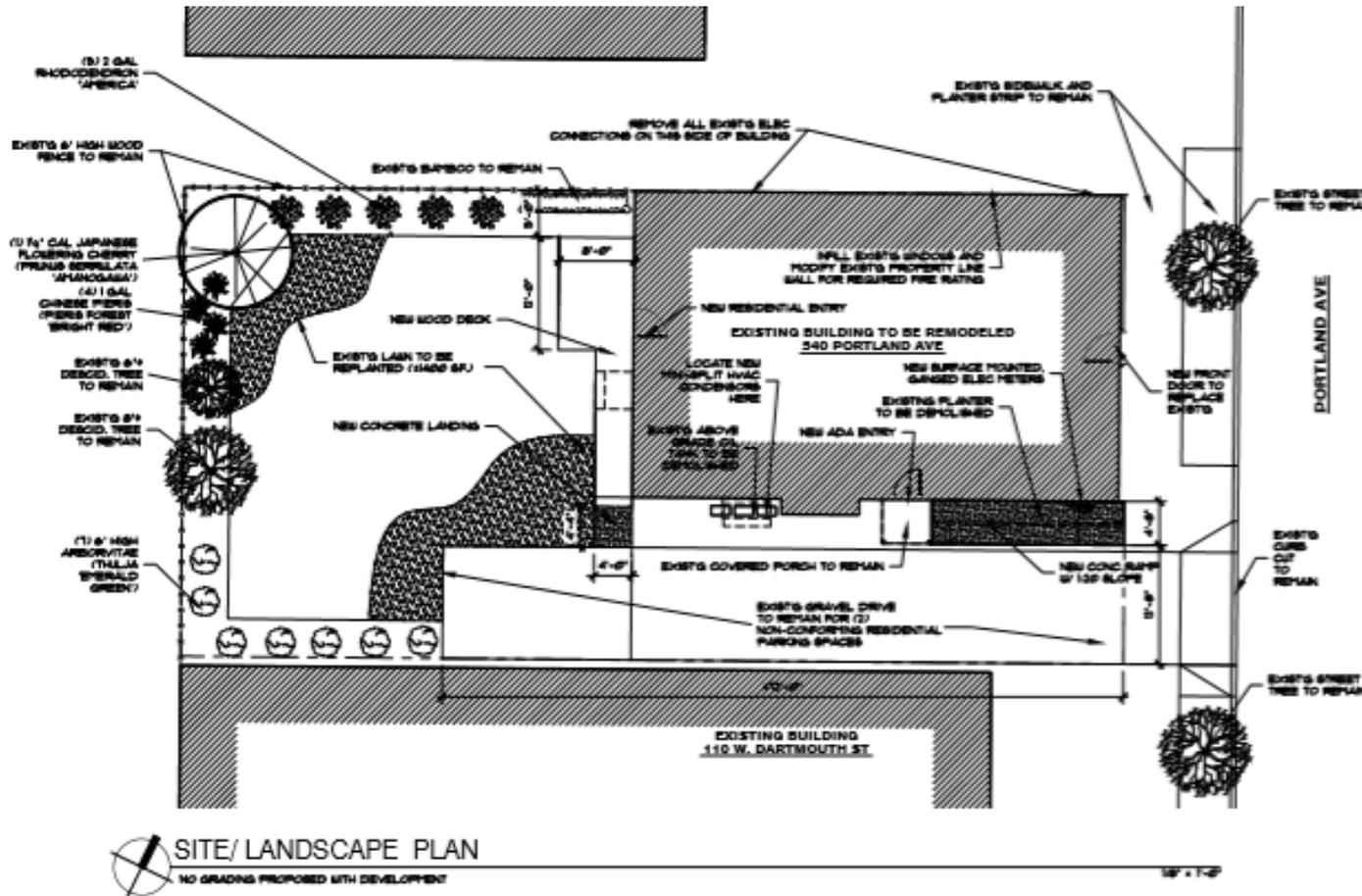
(a) The new commercial use shall not exceed a “B” occupancy rating as described in the Oregon Structural Specialty Code or its successor and shall be identified in GMC Section 17.18.020 (2), (5) or (8);

(b) Signs shall be on-building and indirectly illuminated;

(c) The use shall generate low traffic volumes and require minimal off-street parking; and

(d) Structures and landscaping shall retain a residential appearance.

Landscaping



- Chapter 17.46 requires 15% landscaping coverage, 39% coverage is proposed
- Residential style perimeter shrub and interior lawn landscaping proposed

Staff Recommendation

Planning staff is recommending approval of the proposed project with five (5) standard conditions and ten (10) special conditions of approval:

- III. SPECIAL CONDITIONS.....**
- 1. Signage.....
 - 2. Community Commercial Zoning Uses.....
 - 3. Site Landscaping.....
 - 4. Public Works Approval.....
 - 5. ADA Access.....
 - 6. Trash.....
 - 7. Sanitary and Sewer.....
 - 8. Fire Department Approval.....
 - 9. Design Review Plans.....
 - 10. Endangered Species Act.....

Staff Recommendation

The staff recommends that the Commission adopt the following resolution:

Motion:

*I move that the Commission **approve** Design Review Z0311-19-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 540 Portland Ave 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.