



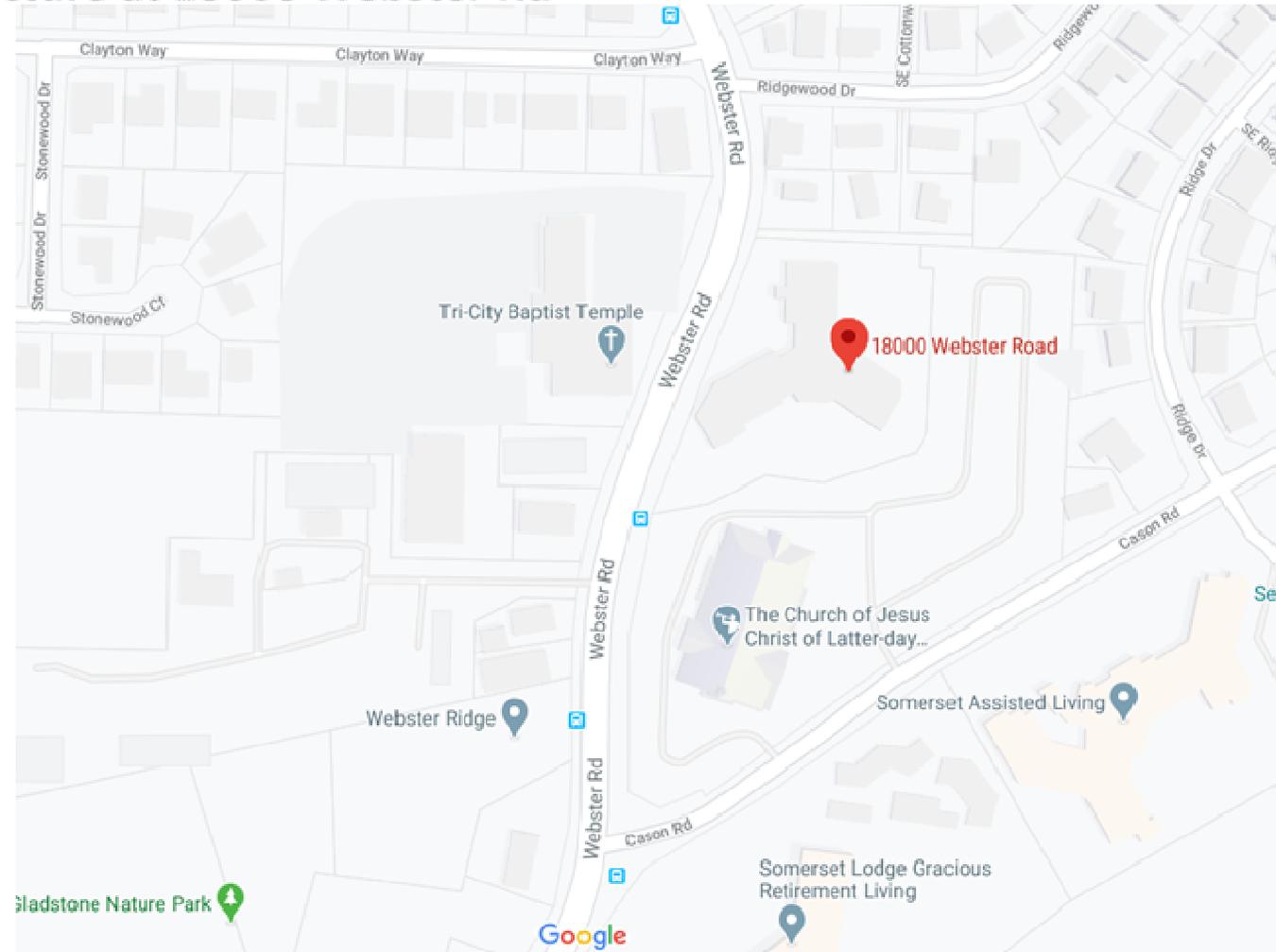
MAY 2020 PLANNING COMMISSION MEETING

Agenda Item No. 4

Conditional Use and Authorization of Similar Use Application No. Z0071-20-C

Project Location: Existing structure at 18000 Webster Rd

Proposed Project: Convert the existing 27,000 square foot building to provide 48 residential units that will be a mix of single-room occupancy, (SRO) and studios, for older adults, as well as space for third party supportive services. Proposal includes site maintenance with the removal of some accessory structures and repairing the parking area.



Project Site

- **Zoning Designation:** R7.2
- **Comprehensive Plan Designation:** Single-family Residential
- **Property size:** 2.2 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, WES Tri-City

Comments Received:

Public Works, Fire, Metropolitan Alliance for Common Good Clackamas County and Wes Tri-City provided comments that were incorporated into the Special Conditions Comments.

Authorization of Similar Use:

Home for the Aged	Senior Housing Center	Multi-family Housing
Provides food and shelter	Provides food and shelter	Does not provide food
Does not explicitly provide transportation	May provide transportation	Does not provide transportation
Provides personal services	Provides group services	Individuals/families live independently of each other
Serves individuals over the age of 65, or those who are infirm	Serves individuals over the age of 65	Serves individuals of any age

HACC is proposing to:

- Provide shelter and communal cooking facilities with potential access to food.
- Provide individualized supportive services for those who opt to participate.
- Serve adults aged 55 and up who are in need of social support.
- Not use the site to house independent family units.

Staff Recommendation

The staff recommends that the Commission adopt the following resolution:

Motion:

*I move that the Commission **approve** Authorization of Similar Use pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the Authorization of Similar Use request. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Planning Commission is authorized to approve Authorization of Similar Use pursuant to Subsection 17.74.010 of the GMC. The Commission hereby approves a Authorization of Similar Use on grounds that the development as described will be most similar to a Home for the Aged that can subsequently be considered through a Conditional Use Application (Z0071-20-C) on the property zoned R-7.2.

Authorization to Grant or Deny a Conditional Use:

Per 17.70.010, Planning Commission Members must determine if the applicant demonstrates that the proposed use:

- *Is listed as a conditional use in the underlying zoning district or is authorized pursuant to GMC Chapter 17.74 (authorization of similar uses);*
- *Is suitable for the proposed site, considering size, shape, location, topography, existence of improvements and natural features;*
- *Is timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use;*
- *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate development of properties in the area and neighborhoods surrounding the subject site.*
- *Satisfies the policies of the comprehensive plan that apply to the proposed use.*

Authorization to Grant or Deny a Conditional Use:

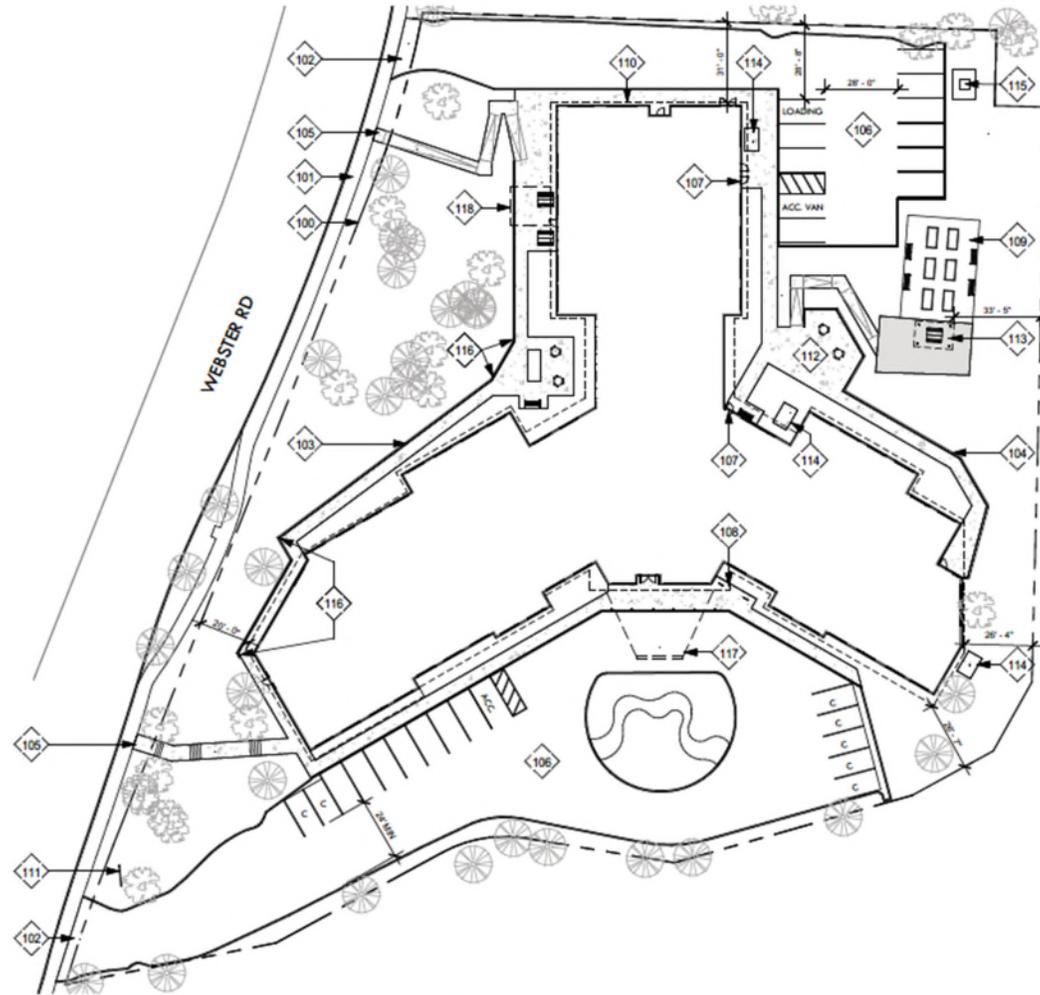
Per 17.70.010, Planning Commission Members may approve a conditional use with additional conditions including but not limited to:

- *(a) Limiting the hours, days, place and manner of operation;*
- *(b) Requiring design features that minimize environmental impacts such as noise, vibration, smoke, dust, fumes and glare;*
- *(c) Requiring increased setbacks, lot area, lot depth and lot width;*
- *(d) Limiting building height, size, lot coverage and location on the site;*
- *(e) Designating the size, number, location and design of vehicle access points;*
- *(f) Requiring street right-of-way to be dedicated and streets to be improved;*
- *(g) Requiring landscaping, screening, drainage and surfacing of parking and loading areas;*
- *(h) Limiting the number, size, location, height and lighting of signs;*
- *(i) Regulating the location and intensity of outdoor lighting;*
- *(j) Requiring a sight-obscuring fence or hedge to screen the conditional use from adjacent to or nearby property;*
- *(k) Construction of off-site transportation improvements to mitigate impacts resulting from development that relate to capacity deficiencies and public safety; and*
- *(l) Upgrade or construct public facilities to city standards.*

Rendering of proposed remodeling of existing building

- A structure currently exists on the subject property. Sanitary sewer, water, storm sewer and sidewalks are in place. These may require improvements to meet city standards.
- Maintenance of existing landscape area covers 35% of the site.





KEY NOTES

- 100 PROPERTY LINE
- 101 EXISTING PUBLIC SIDEWALK
- 102 EXISTING DRIVEWAY TO REMAIN
- 103 EXISTING RETAINING WALL, REPLACED WITH CP
- 104 NEW CP RETAINING WALL
- 105 NEW PEDESTRIAN CONNECTION
- 106 EXISTING ASPHALT PARKING AREA, RESTRIED
- 107 NEW ENTRY
- 108 NEW (4) SHORT TERM BICYCLE PARKING SPACES
- 109 NEW COMMON GARDEN AREA
- 110 EXISTING ROOF OVERHANG ABOVE
- 111 EXISTING ADDRESS SIGN STRUCTURE WITH NEW 24 SQFT SIGN
- 112 NEW PATIO AREA
- 113 NEW OPEN AIR COVERED STRUCTURE
- 114 NEW PAD-MOUNTED HVAC EQUIPMENT
- 115 NEW PAD-MOUNTED TRANSFORMER
- 116 NEW SECTION OF RETAINING WALL
- 117 EXISTING PORTE COCHERE AND SUPPORT WALL, REMOVED
- 118 EXISTING ROOF EXTENSION, REMOVED

VEHICLE PARKING

- (16) STANDARD AT 9'-6" X 18'
- (1) ACCESSIBLE WITH 6' AISLE
- (1) VAN ACCESSIBLE WITH 8' AISLE
- (7) COMPACT (C) AT 8'-6" X 14'
- (1) STANDARD RESERVED FOR LOADING
- (26) TOTAL



- Parking
- Lighting
- Walkways

Staff Recommendation

Planning staff is recommending approval of the proposed project with five (5) standard conditions and thirteen (13) special conditions of approval:

- III. SPECIAL CONDITIONS..... 4**
 - 1. Parking 4
 - 2. Signage 4
 - 3. Lighting 5
 - 4. ADA Access..... 5
 - 5. Sidewalks. 5
 - 6. Storm Drainage. 5
 - 7. Water 5
 - 8. Fire Suppression..... 5
 - 9. Sanitary Sewer..... 5
 - 10. Easements 6
 - 11. Construction Plans and Pre-construction Conference..... 6
 - 12. Final Occupancy..... 6
 - 13. Endangered Species Act..... 6
- IV NOTES: 7**
 - 1. Erosion Control 7
 - 2. System Development Charges (SDC's)..... 7
 - 3. Building Permits..... 7

Staff Recommendation

The staff recommends that the Commission adopt the following resolution:

Motion:

*I move that the Commission **approve** Conditional Use Z0071-20-C with conditions, pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the Conditional Use 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)(h) of the GMC. The Commission hereby approves a Conditional Use land use permit for the proposed use, building remodel and site maintenance at 18000 Webster Rd. 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.