



July 2022 Planning Commission Meeting Agenda Item No. 4

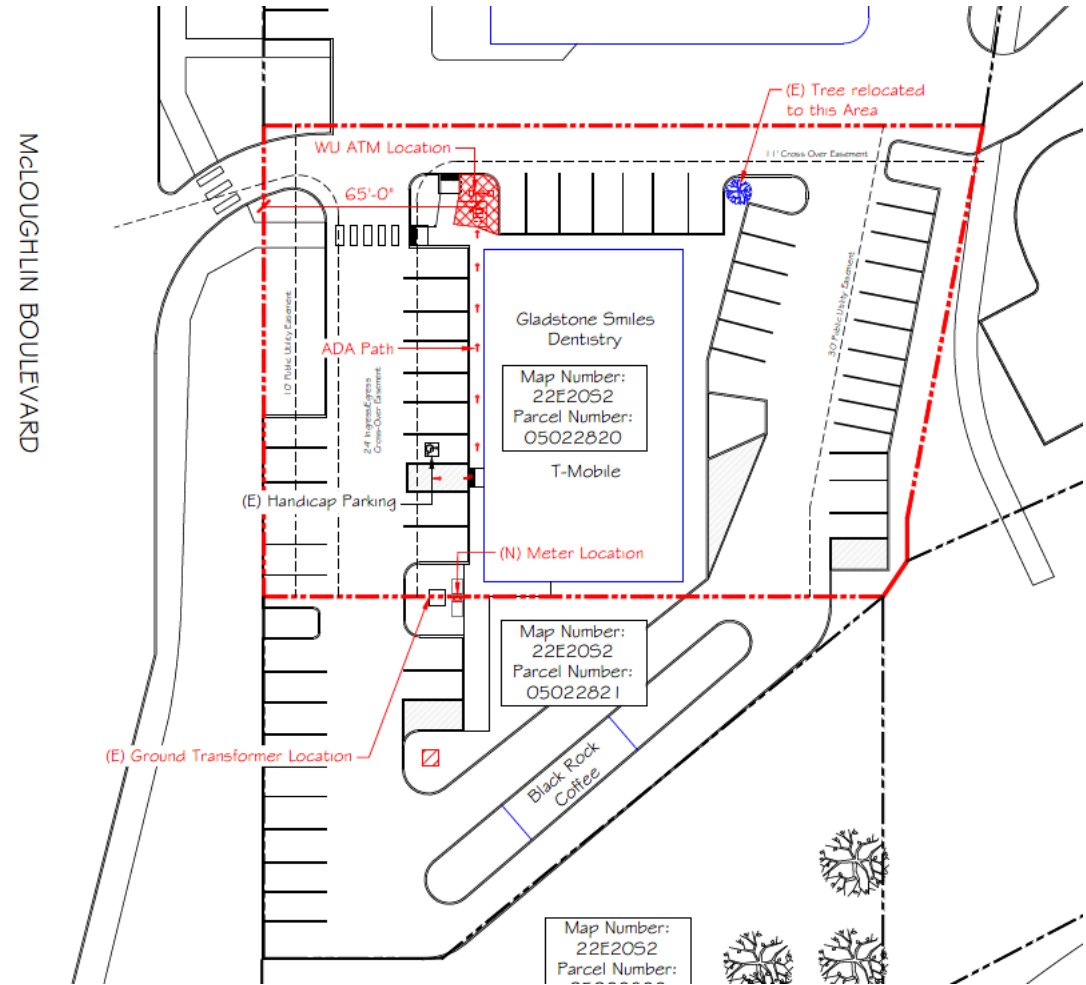
Design Review Application – 20140 McLoughlin Blvd



GLADSTONE
Oregon

Public Hearing

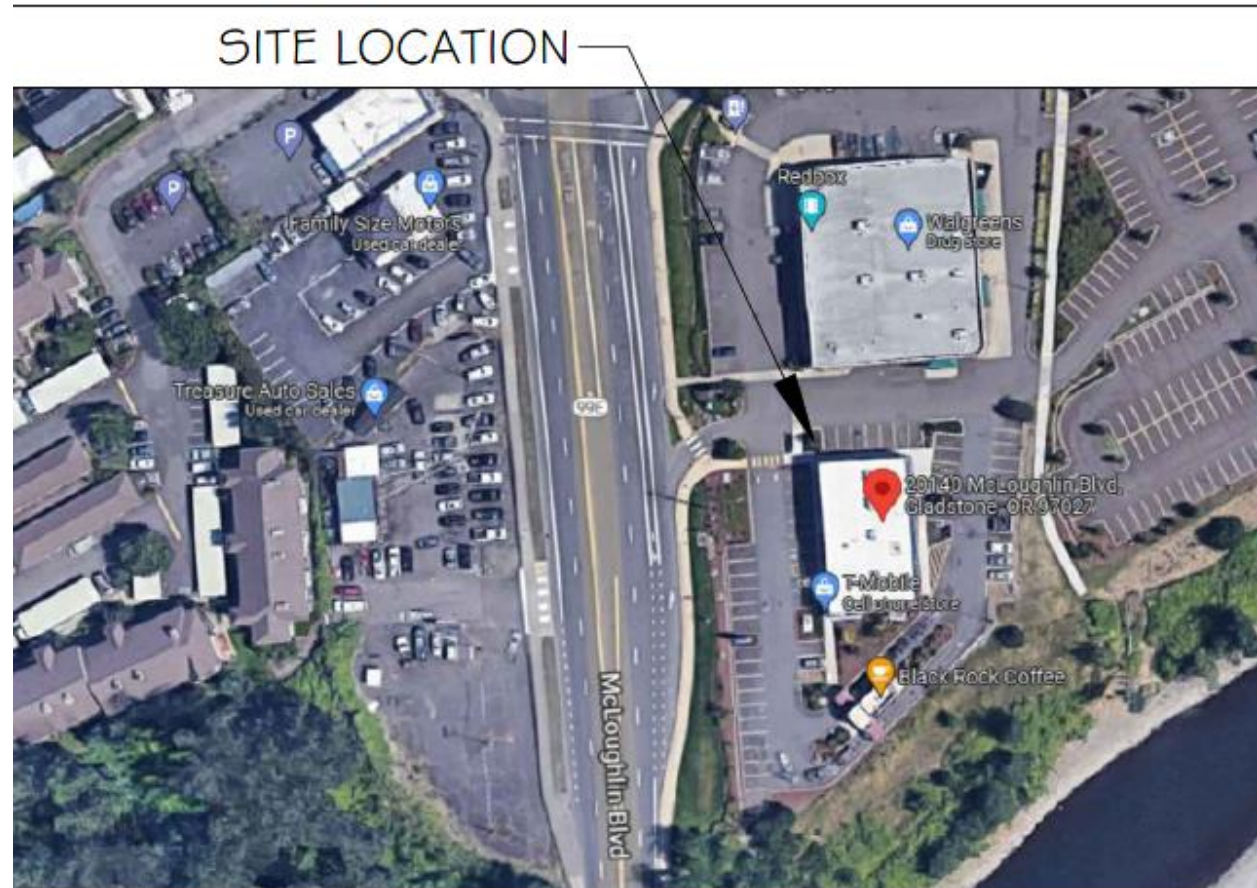
- Project overview
- Design Review
 - Key Findings
- Material Approval
- Next steps



Project Location: 20140 McLoughlin Blvd

Proposed Project:

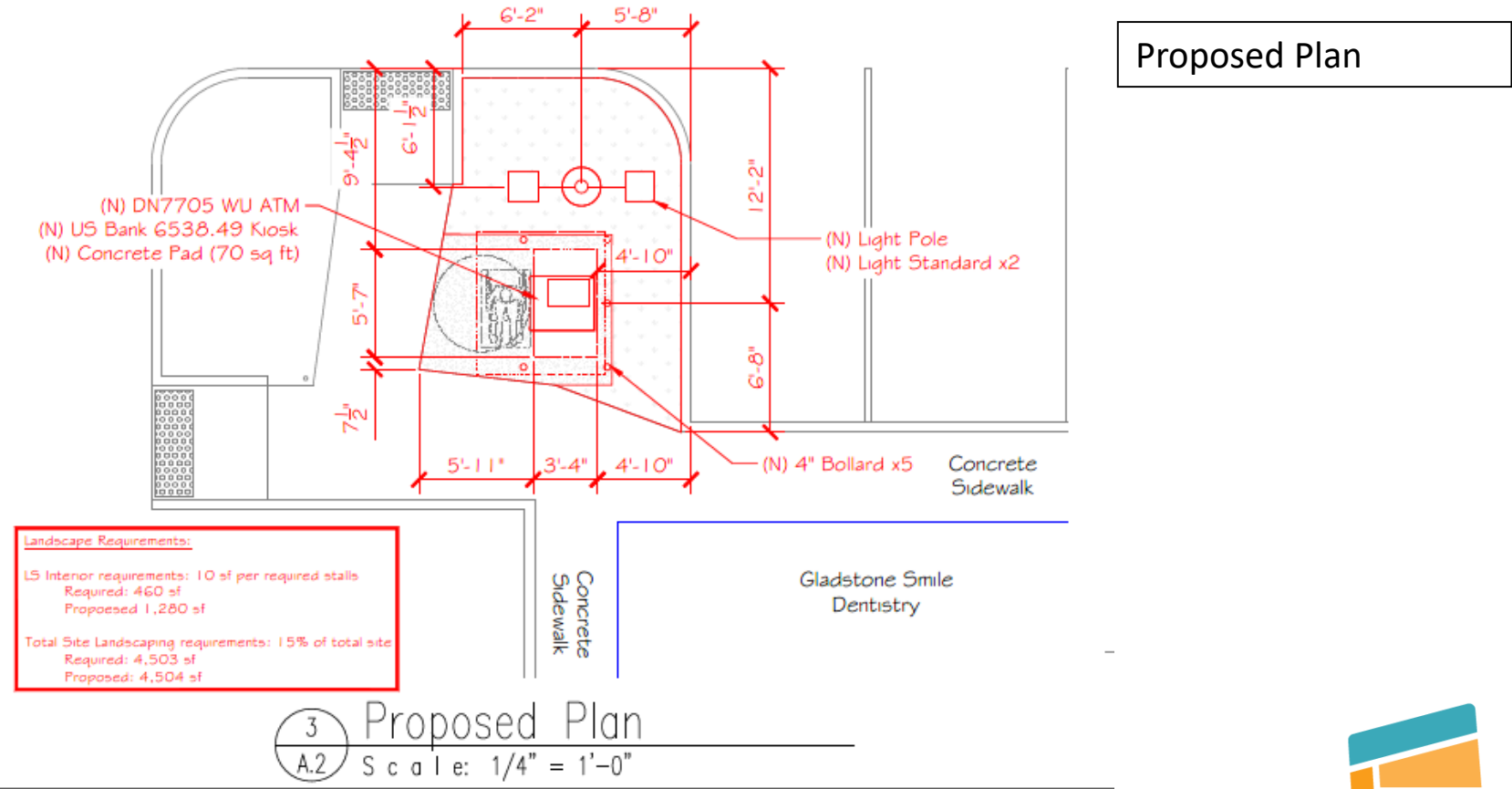
Construction of a new ATM on the northeast corner of the Office building. As proposed, the approximately 35 sq. ft. accessory building will include a walk-up ATM and associated mechanical equipment.



Project Site

- Zoning Designation: C-3
- Comprehensive Plan Designation: Commercial
- Property size: 0.68 acres

➔ Property is not subject to any environmental overlays

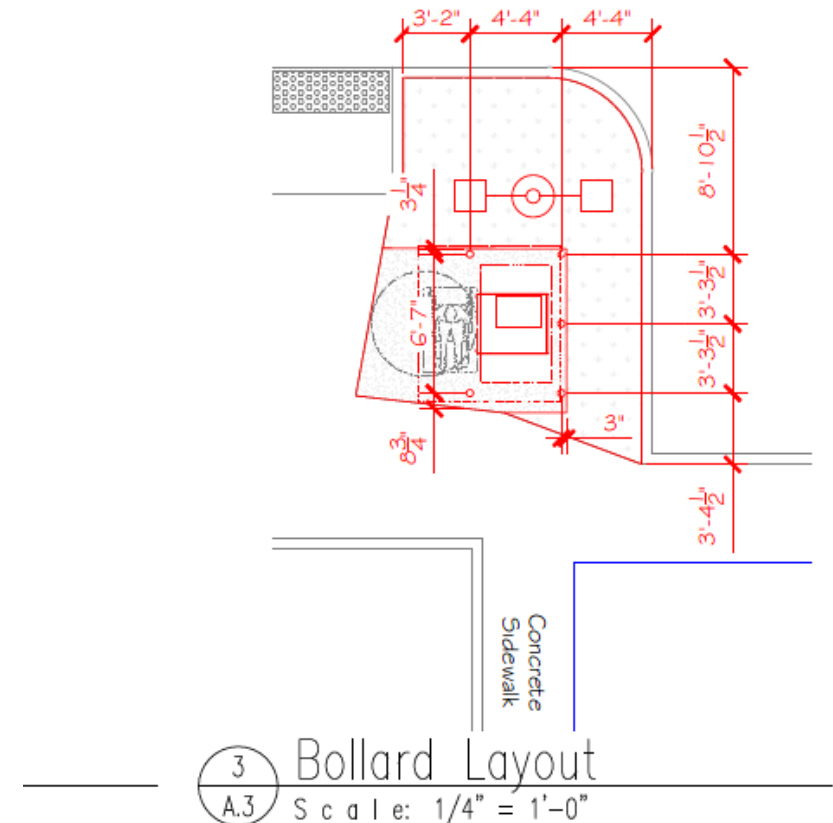


Public Noticing:

- 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















Comments Received:

Public Works, and Engineering had no comments.

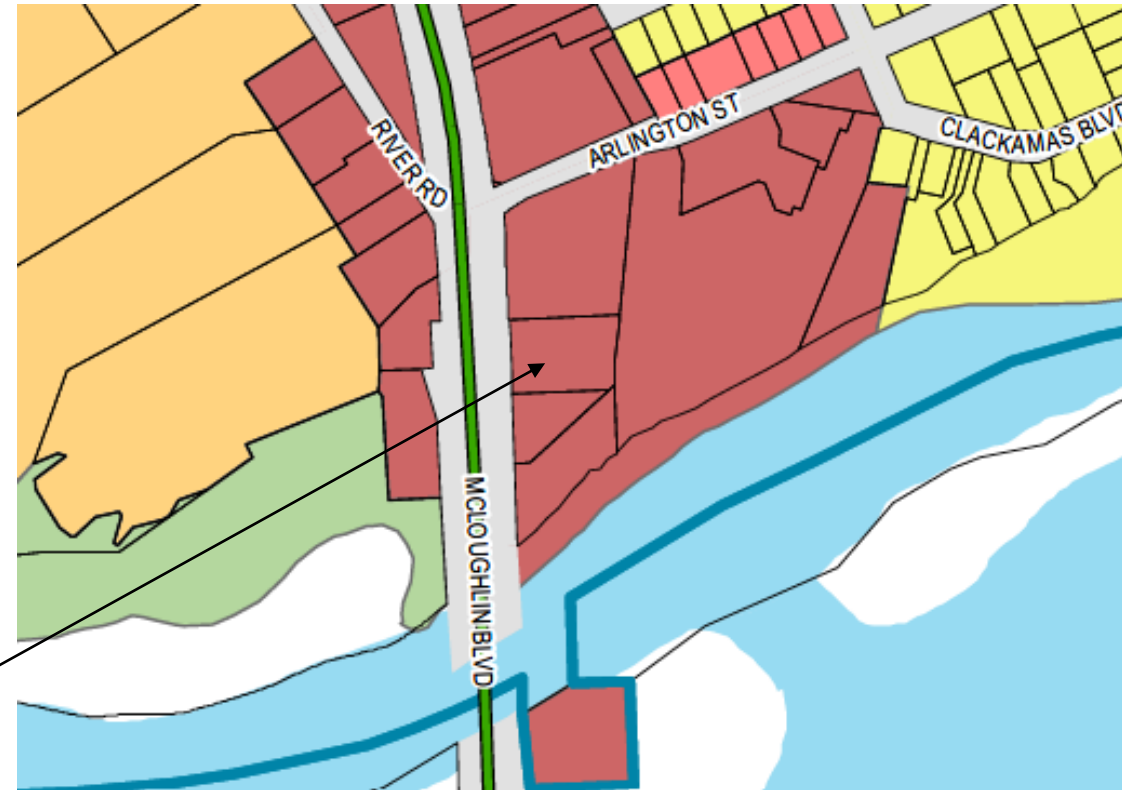


Current Zoning Map- Excerpt showing C-3 Zoning District along McLoughlin BLVD

CITY OF GLADSTONE ZONING

- | | |
|--|---|
|  Local Commercial - C1 |  City Limits |
|  Community Commercial - C2 |  Urban Growth Boundary |
|  General Commercial - C3 |  Parcels |
|  Light Industrial - LI |  Railroad |
|  Multi-Family Residential - MR |  Rivers |
|  Office Park - OP | |
|  Open Space - OS | |
|  Single-Family Residential - R5 | |
|  Single-Family Residential - R7.2 | |

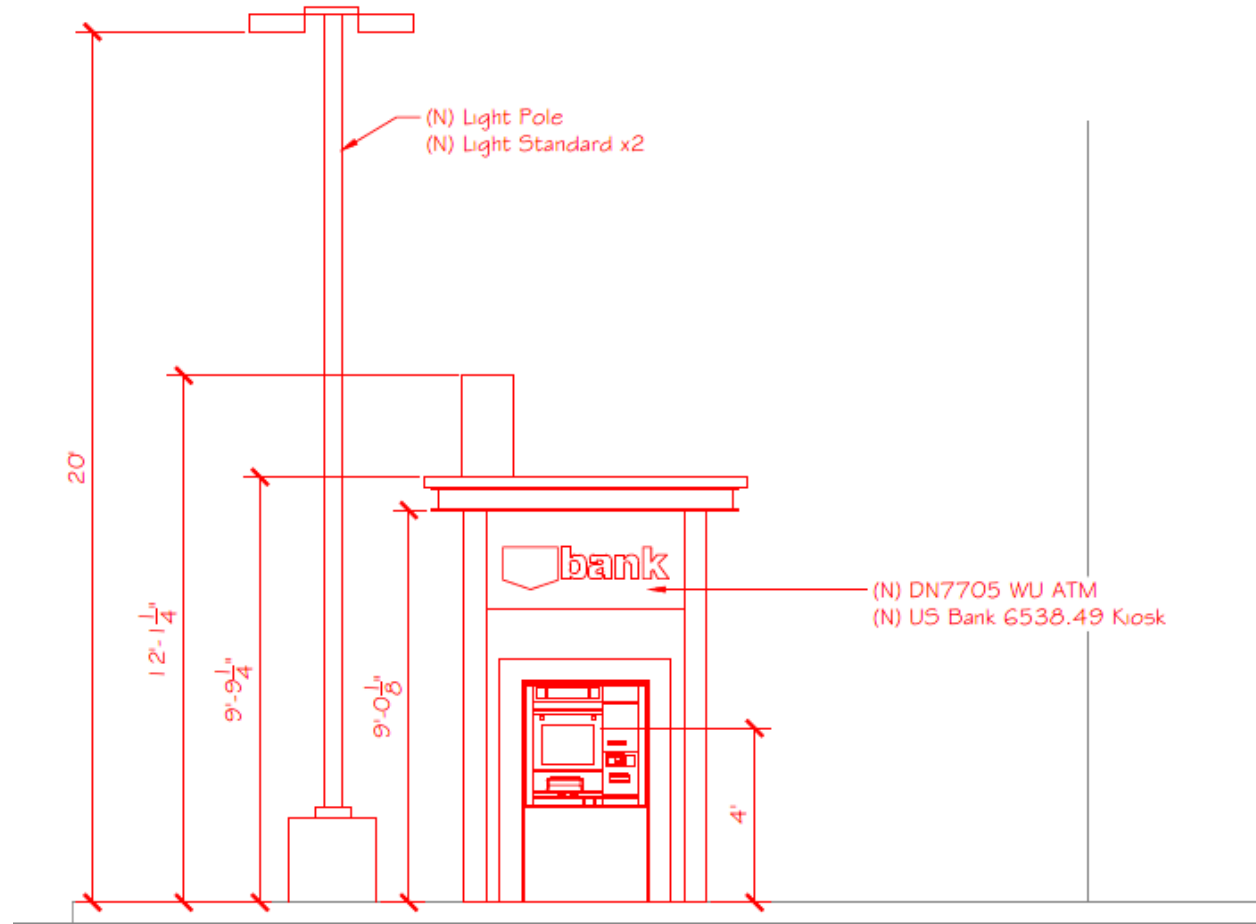
Subject Property



Section 17.20.020

Uses allowed outright

(5) Financial institutions.



4 Existing Plan
A.2 Scale: 1/2" = 1'-0"

Section 17.20.060 Dimensional standards. & 17.20.045 Screening.

(1) Setbacks. *There shall be no minimum setback requirements, except when a front lot line abuts a residential zoning district*

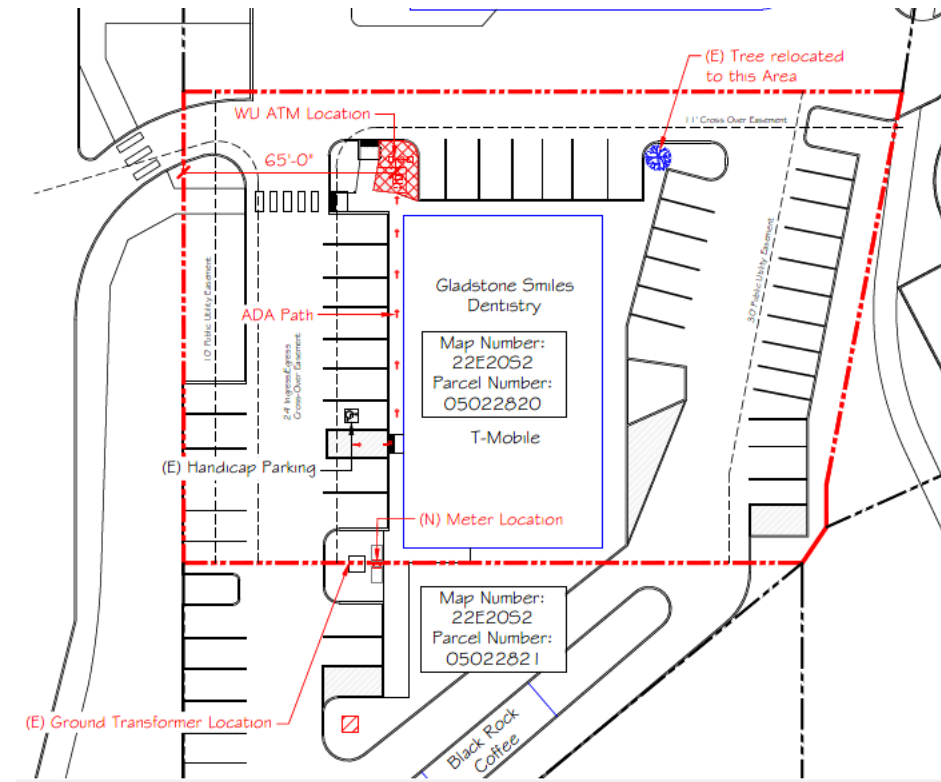


The site is a developed commercial property that does not have residential zoning district.

Section 17.80 DESIGN REVIEW

DIVISION IV. DEVELOPMENT STANDARDS

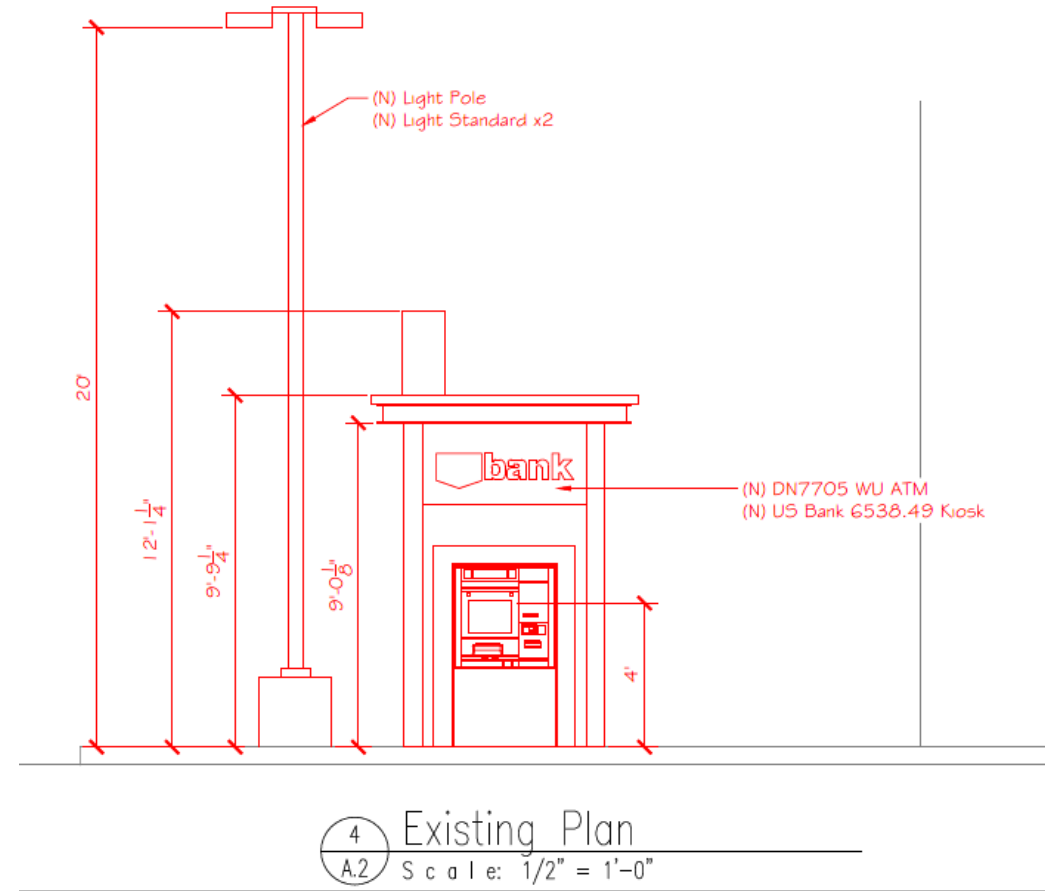
- 17.42 General Provisions
- 17.44 Building Siting and Design
- 17.46 Landscaping
- 17.48 Off-Street Parking and Loading
- 17.50 Vehicular and Pedestrian Circulation
- 17.52 Signs
- 17.53 Billboards
- 17.54 Clear Vision
- 17.56 Drainage
- 17.58 Grading and Fill
- 17.60 Utilities
- 17.61 Wireless Communications Facilities
- 17.62 Special Uses
- 17.64 Design Standards for Land Divisions and Property Line Adjustments



Section 17.44.020 Building Materials

(4) Building Materials. Buildings shall be constructed using high-image exterior materials and finishes such as masonry, architecturally treated tilt-up concrete, glass, wood or stucco. Buildings shall not be constructed with metal siding material, except as approved by the design review committee for specific high-image materials, except for:

- (a) Canopies, awnings, screening for roof-mounted fixtures, or other architectural features:
- (b) Utility equipment cabinets:
- (c) Structures no greater than two hundred (200) square feet in floor area and ten (10) feet in height: and,
- (d) Buildings, the portions of buildings, that are not visible from a road or adjacent property.



RECOMMENDATION

The Gladstone Planning Staff are recommending Approval of the Design Review application with the following Special Conditions of Approval:

III. SPECIAL CONDITIONS OF APPROVAL.

- 1. **Landscaping**.....
- 2. **Signage**
- 3. **Lighting**
- 4. **ADA Access**.....
- 5. **Bicycle Parking**.....

RECOMMENDATION

- **The Gladstone Planning Staff are recommending Approval of the Design Review application, including the metal building material, with the 5 Special Conditions of approval.**