



# February 2023 Planning Commission Meeting

## Agenda Item No. 4

Nissan Addition  
Design Review- 19505 SE McLoughlin Blvd.

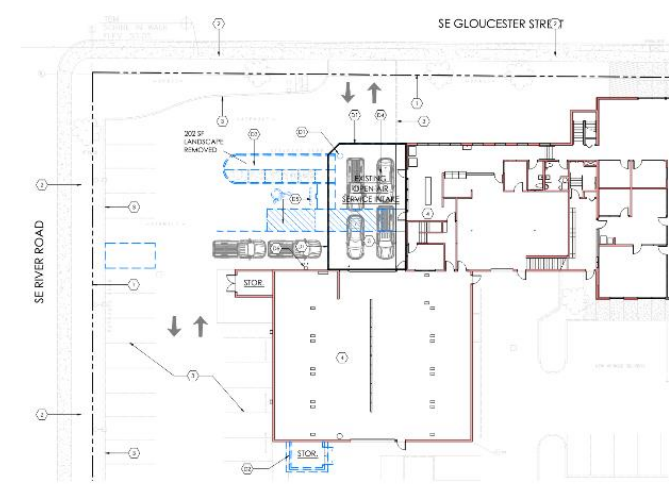
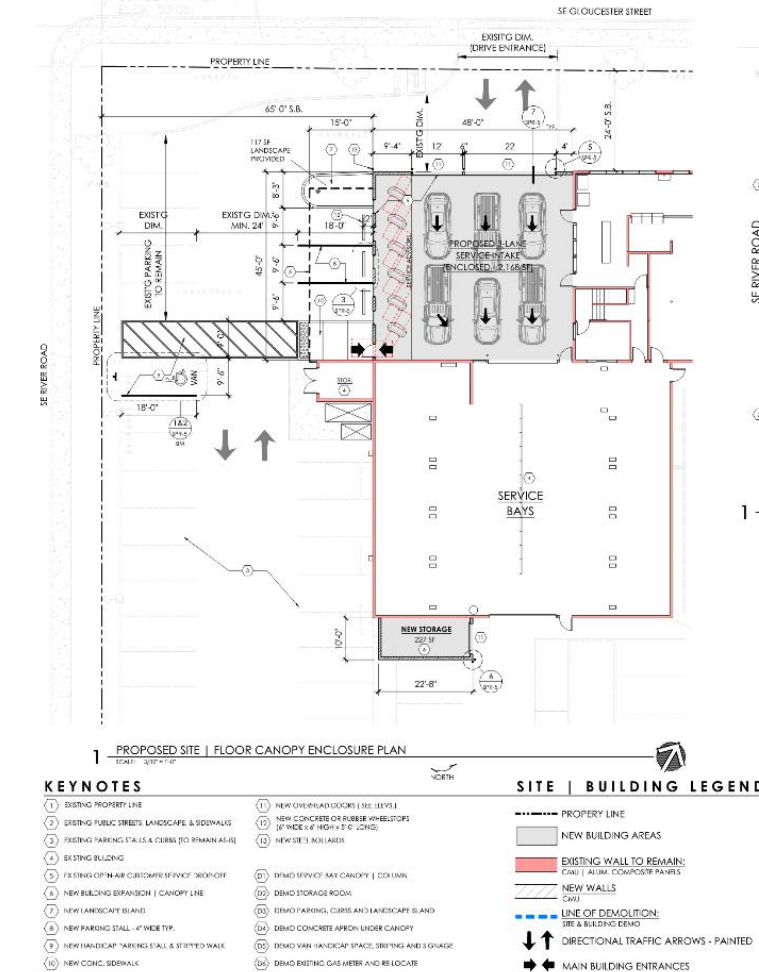


**GLADSTONE**  
Oregon

# Project Location: 1990 McLoughlin Blvd.

## Proposed Project:

Dick Hannah Nissan Dealership of Gladstone is seeking design review approval for a proposed 2,200 sf one-story addition to the existing dealership building. Also proposed is a new 227 sf enclosed storage shed attached to the existing building.



**SITE DATA**

Property Area	131,140 S.F.	3.01 ACRES
New Tool Room Expansion	100 S.F.	
New Enclosed Service Drive Expansion	908 S.F.	
<b>New Expansion Total</b>	<b>1,008 S.F.</b>	
Existing Building 1 (Includes Open-Air Service Drop-Off)	12,278 S.F.	
<b>Net Area Bldg. Increase 5.51%</b>	<b>Bldg 1 Total 18,286 S.F.</b>	
Existing Building 2	4,755 S.F.	
Existing Building 3	3,844 S.F.	
<b>Total Area for Buildings 1-3</b>	<b>26,885 S.F.</b>	

**Existing On-Site Parking**

Existing Parking	240 SPACES
Existing HC Parking	4 SPACES
<b>Total On-Site Provided</b>	<b>244 SPACES</b>

**Parking w/New Expansion**

Existing Standard Parking	Min. Parking 1,600 sf	Min. Parking 45 SPACES	Parking Provided 240 SPACES
Existing HC Parking			4 SPACES
<b>Total On-Site Provided</b>			<b>244 SPACES</b>

DEMO Parking for New Expansion (1-hc & 1-std.)

	-2 SPACES
<b>Sub-Total</b>	<b>242 SPACES</b>
New Standard Spaces Provided	2 SPACES
New Handicap Spaces Provided	1 SPACES
<b>Total On-Site Provided</b>	<b>245 SPACES</b>

(+1) space

Min. Parking Stall Size: 9'-6" x 18'-0" (90') | min. 24'-0" wide two-way drive lanes  
 Carpool/Van Min. Parking: None provided - Existing on-site  
 Bicycle Parking: None provided - Existing on-site

**Landscape**

Demo = 202 sf | Provided 117 sf = (-) 85 sf



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## Project Site:

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

## Public and Agency Notice Sent to:

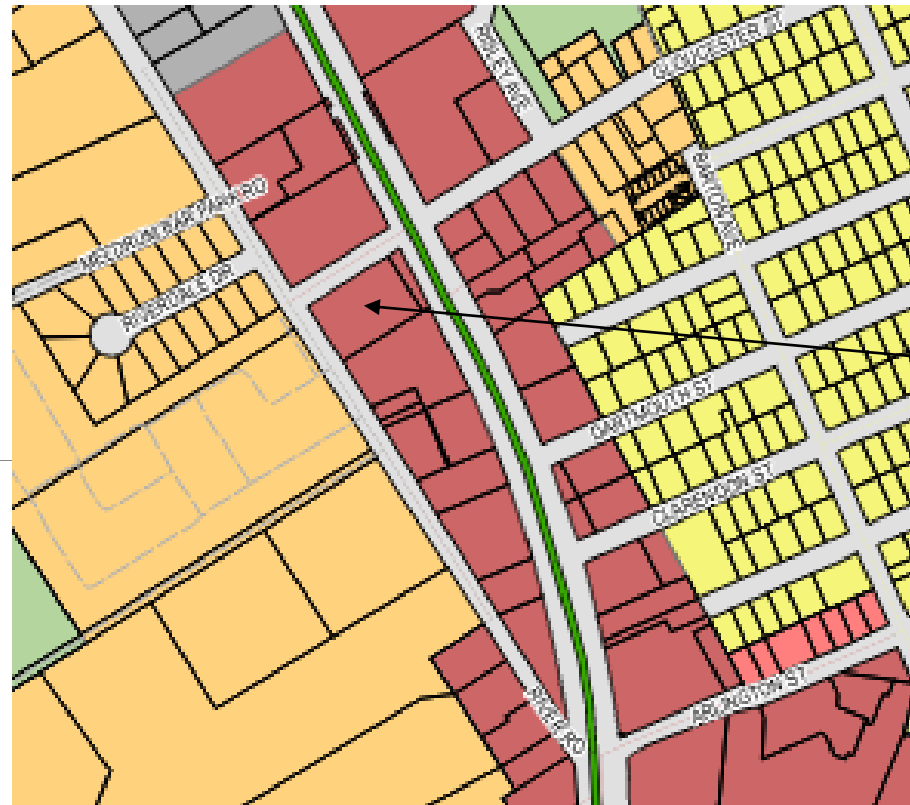
- The applicant and the owner of the subject site
- Owners of property located within two hundred fifty (250) feet of the subject property.
- City of Gladstone Public Works and Engineering, Gladstone Fire, Gladstone PD, WES



The site is not subject to any environmental overlays.

















# Current Zoning Map- Excerpt showing C-3 Zoning District along SE McLoughlin Blvd



Subject Property

## 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 |   |

### Outright Allowed Use in the C-3 zone (GMC 17.18.020):

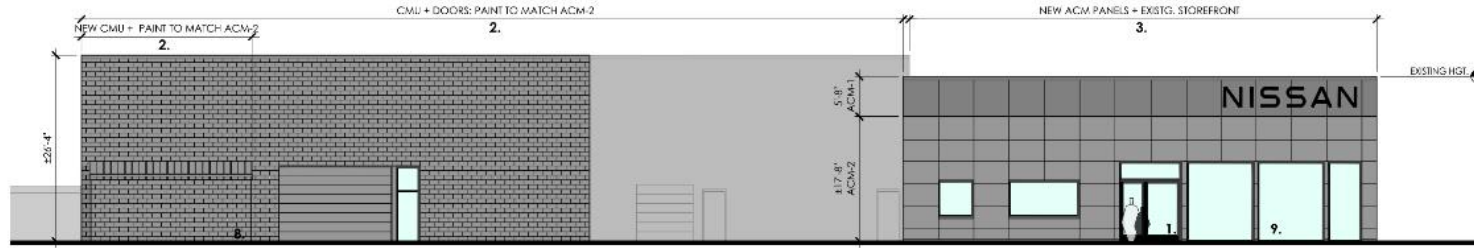
(1) Automobile service station, car wash or repair garage, body and fender paint shop, sales of new and used vehicles.



NEW CONCEPT | WEST ELEVATION (FACING PARKING LOT)



EXISTING WEST FACADE 3.



NEW CONCEPT | SOUTH ELEVATION (FACING PARKING LOT) 4.

**PROPOSED WORK**

**WEST ELEVATION (RIVER STREET)**

1. NEW CMU WALLS (ENCLOSED SERV. & TOOL STOR.)
2. NEW STOREFRONT AND METAL CANOPY
3. REPLACE SIGNAGE
4. PAINT EXISTING CMU TO MATCH NEW ACM PANELS

**SOUTH ELEVATION (PARKING LOT)**

1. REPLACE ACM PANELS (SAME LOCATIONS)
2. PAINT EXISTING CMU TO MATCH NEW ACM PANELS
3. REPLACE SIGNAGE
4. NEW CMU WALLS (TOOL STOR.)

**LEGEND**

1. MAIN ENTRY
2. EXISTING CMU - PAINTED
3. NEW ACM PANELS
4. SIDE ENTRY
5. NEW TABLET (SIGN)
6. NEW SERVICE DRIVE LANE
7. CUSTOMER ENTRY | ACCESS TO VEHICLE PICK-UP
8. NEW SPECIAL TOOLS STORAGE ROOM
9. EXISTING STOREFRONT TO REMAIN
10. NEW STOREFRONT & CMU TO MATCH EXISTING
11. 24' WIDE O.H. DOOR
12. 12' WIDE O.H. DOOR
13. NEW METAL CANOPY @ CUSTOMER ENTRY
14. SERVICE TECH'S ENTRY | ACCESS TO VEHICLE PICK-UP



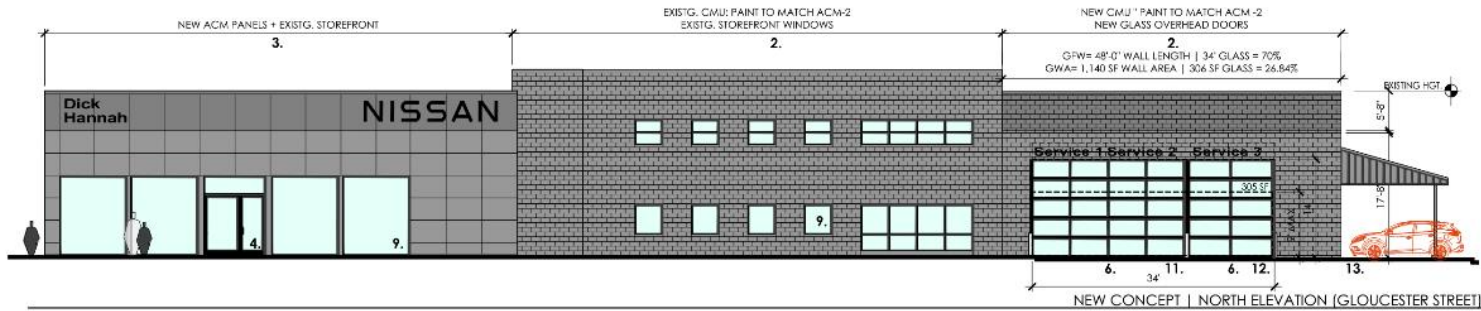
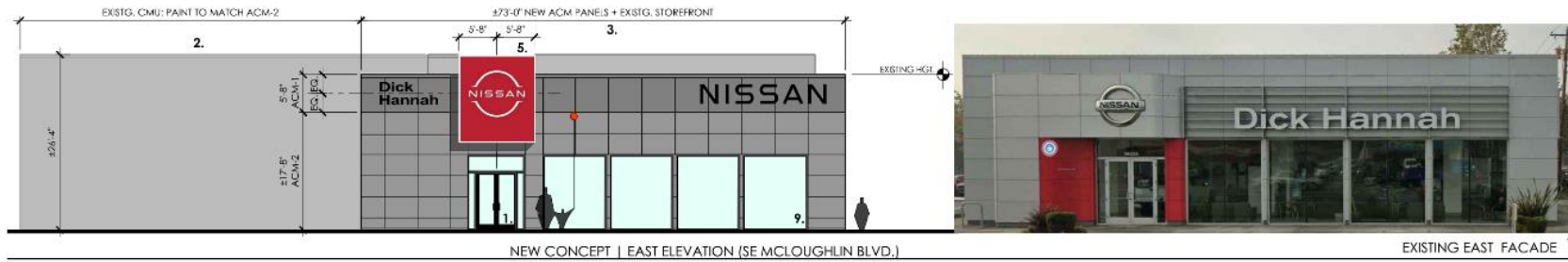
EXISTING SOUTH FACADE 4.



PROPOSED RENDERING







**PROPOSED WORK**

**EAST ELEVATION (SE MCLOUGHLIN)**

1. REPLACE ACM PANELS (SAME LOCATIONS)
2. REPLACE SIGNAGE
3. PAINT EXISTING CMU TO MATCH NEW ACM PANELS

**NORTH ELEVATION (GLOUCESTER ST.)**

1. REPLACE ACM PANELS (SAME LOCATIONS)
2. PAINT EXISTING CMU TO MATCH NEW ACM PANELS
3. ENCLOSE EXISTING SERVICE DRIVE (CMU WALLS)
4. NEW GLASS OVERHEAD SERVICE DOORS

**LEGEND**

1. MAIN ENTRY
2. EXISTING CMU - PAINTED
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4. SIDE ENTRY
5. NEW TABLET (SIGN)
6. NEW SERVICE DRIVE LANE
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EXISTING NORTH FACADE 2.



PROPOSED RENDERING



# RECOMMENDATION

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

- 1. Photometric Plan. Prior to issuance of a building permit, provide a photometric plan of the northwest portion of the site (the portion of the site shown on Submitted Sheet SPR 2).**
- 2. Site Landscaping. Prior to issuance of a building permit, provide an updated site plan to the city planning department identifying a minimum of 16,511 square feet of site landscaping to equal the size of the existing site landscaping.**
- 3. Transit Stop Improvement. Prior to issuance of a final certificate of occupancy, improve Tri-Met Stop 10324 or provide documentation to the city planning department that improvements to this stop are not part of Tri-Met's long-range plan.**