



# March 2023 Planning Commission Meeting Agenda Item No. 4

Mazda of Gladstone Addition  
Design Review- 19405 McLoughlin Blvd.



**GLADSTONE**  
Oregon



## Project Site:

- **Zoning Designation:** C-3 General Commercial
- **Comprehensive Plan Designation:** Commercial
- **Property size:** 2.33 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, ODOT

















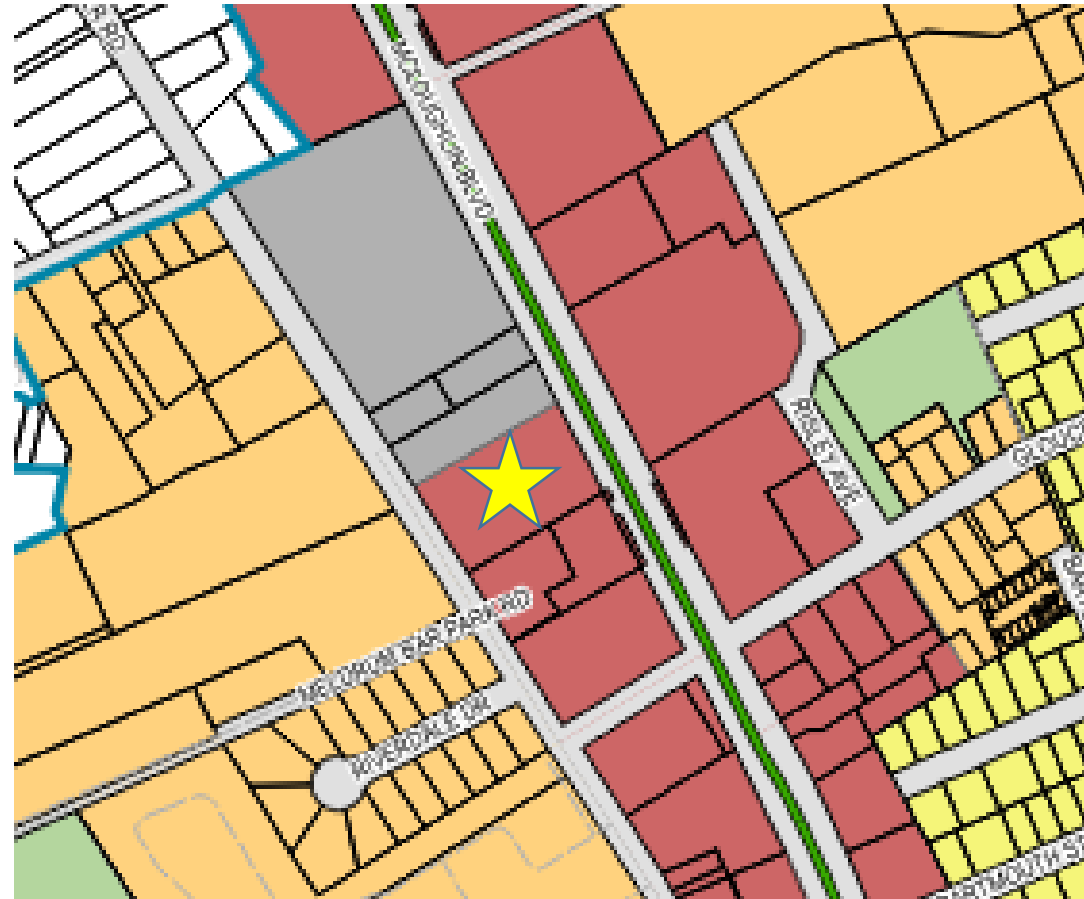
The site is not subject to any environmental overlays.



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

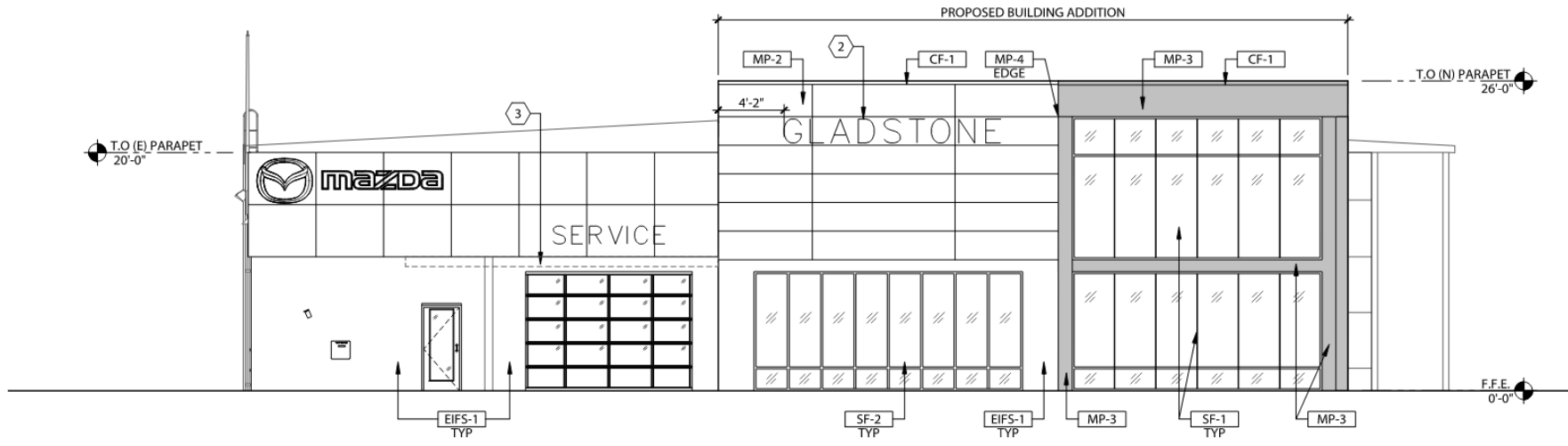
## CITY OF GLADSTONE ZONING

	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		

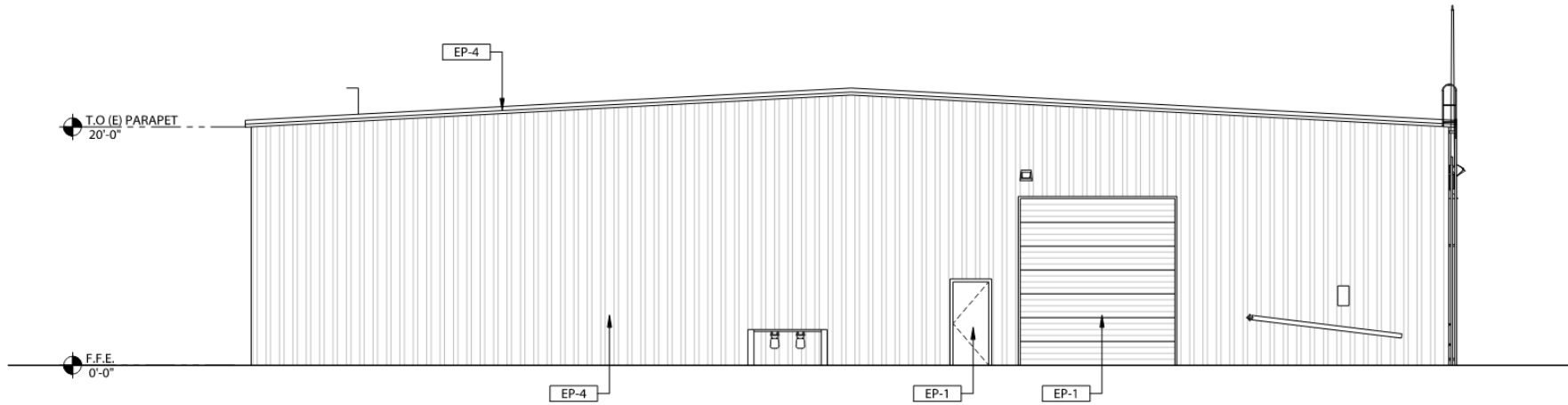


### Outright Allowed Use in the C-3 zone (GMC 17.18.020):

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

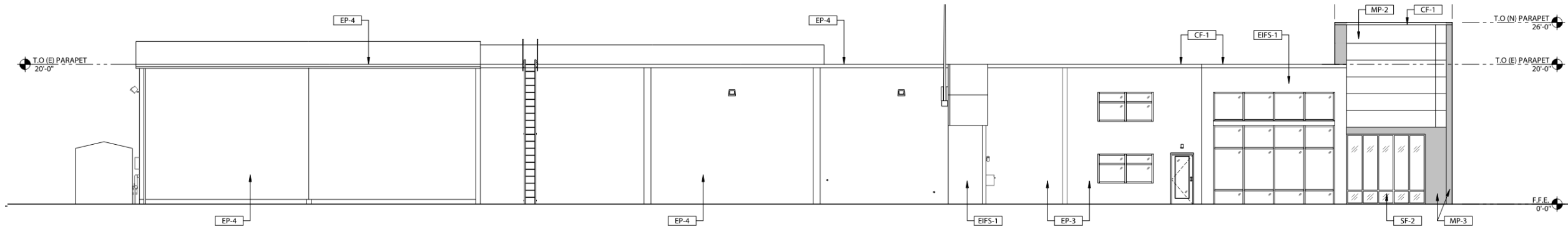


**4 EAST ELEVATION**  
SCALE: 1/8"=1'-0"

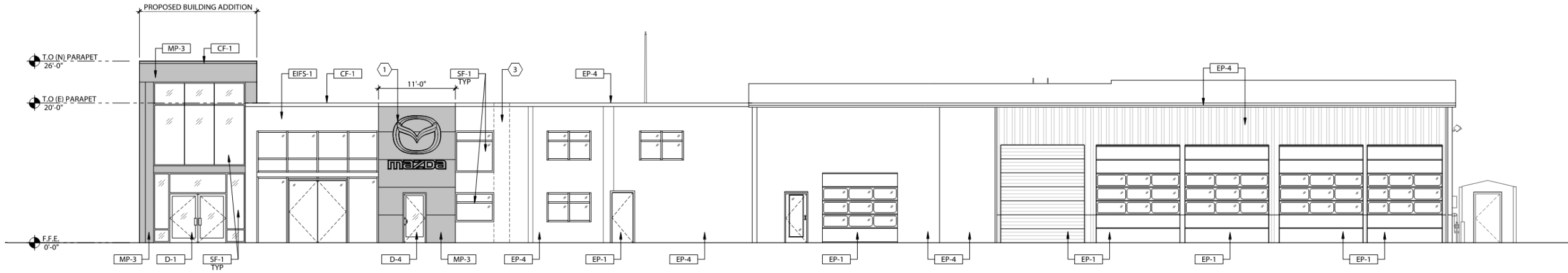


**3 WEST ELEVATION**  
SCALE: 1/8"=1'-0"





**2 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**1 NORTH ELEVATION - EXISTING**



# RECOMMENDATION

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

## SPECIAL CONDITIONS OF APPROVAL

- 1. Photometric Plan.** Prior to issuance of a building permit, provide a photometric plan of the portion of the parking area that will be reconstructed, immediately north of the building.
- 2. ODOT Right-of-Way.** Prior to issuance of a final certificate of occupancy, submit documentation of donation to ODOT of 1 foot of right-of-way behind the sidewalk on McLoughlin Blvd. Obtain an ODOT Miscellaneous Permit for all landscaping work in the highway right-of-way.
- 3. Sanitary Sewer.** Prior to issuance of building permits, the sanitary lateral within the public right-of-way shall be video inspected. Said lateral shall be replaced if determined necessary by the Gladstone Public Works Department based on the video inspection. Prior to issuance of a final certificate of occupancy, install a cleanout on the sanitary sewer lateral behind the sidewalk on River Road to divide City maintenance responsibility from private maintenance responsibility.





**MP-2 Metal Panel,**  
Exterior Facade



**MP-3 Metal Panel,**  
Exterior Facade



**MP-4 Metal Panel,**  
Exterior Facade Accent Strip



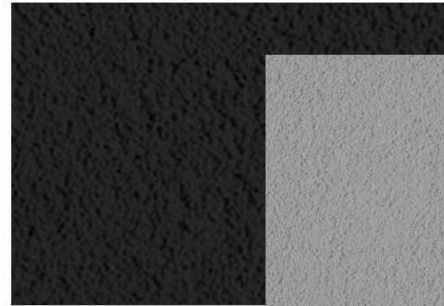
**CMU-1 Concrete Masonry Unit,**  
Exterior Perimeter of Building



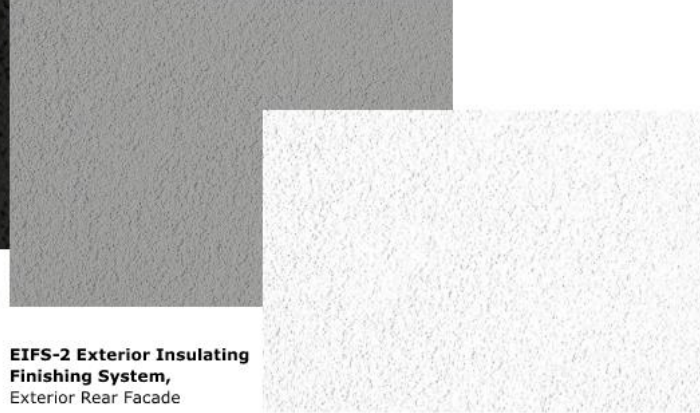
**EP-2 Exterior Paint,**  
Exterior Facade  
**EP-3 Exterior Paint,**  
Exterior Facade



**EP-1 Exterior Paint,**  
Exterior Metal Doors  
**EP-4 Exterior Paint,**  
Exterior Facade





**EIFS-1 Exterior Insulating  
Finishing System,**  
Exterior Facade



**EIFS-2 Exterior Insulating  
Finishing System,**  
Exterior Rear Facade

**EIFS-3 Exterior Insulating  
Finishing System,**  
Exterior Rear Facade


\*Refer to A-221 Exterior Elevations for exterior finishes proposed.  
Not all finishes indicated will be used.

	<b>MAZDA RETAIL EVOLUTION IMAGE PROGRAM</b>	PROJECT NO.	CHECKED	DATE	REVISED	SCALE		2056 Byers Rd.   Dayton, OH 45342 Phone: 844.804.7700	DRAWING TITLE	DWG NO.
		MAZ0000.000	CU	APR '20		NONE			EXTERIOR MATERIAL PALETTE	A-7B

These drawings are for communication of design intent only. These drawings are to specify size, shape, color, features and proportions, and are not to be used as fabrication drawings.





	<p><b>MAZDA OF GLADSTONE GLADSTONE, OR</b></p>	<p>PROJECT NO. <b>MAZ01.49</b></p>	<p>CHECKED <b>CU</b></p>	<p>DATE <b>JUN '22</b></p>	<p>REVISED</p>	<p>SCALE <b>Not to Scale</b></p>	<p><b>ChangeUp</b></p>	<p>2056 Byers Rd.   Dayton, OH 45342 Phone: 844.804.7700</p>	<p>DRAWING TITLE <b>EXTERIOR RENDERING</b></p>	<p>DWG NO. <b>R-1</b></p>
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