



June 2023 Planning Commission Meeting

Agenda Item No. 3

Gladstone Park Conference Center- Canopy Cover
Design Review- 19800 Oatfield Road



GLADSTONE
Oregon



Color Rendering of Proposed Canopy and Lean-to



Project Site:

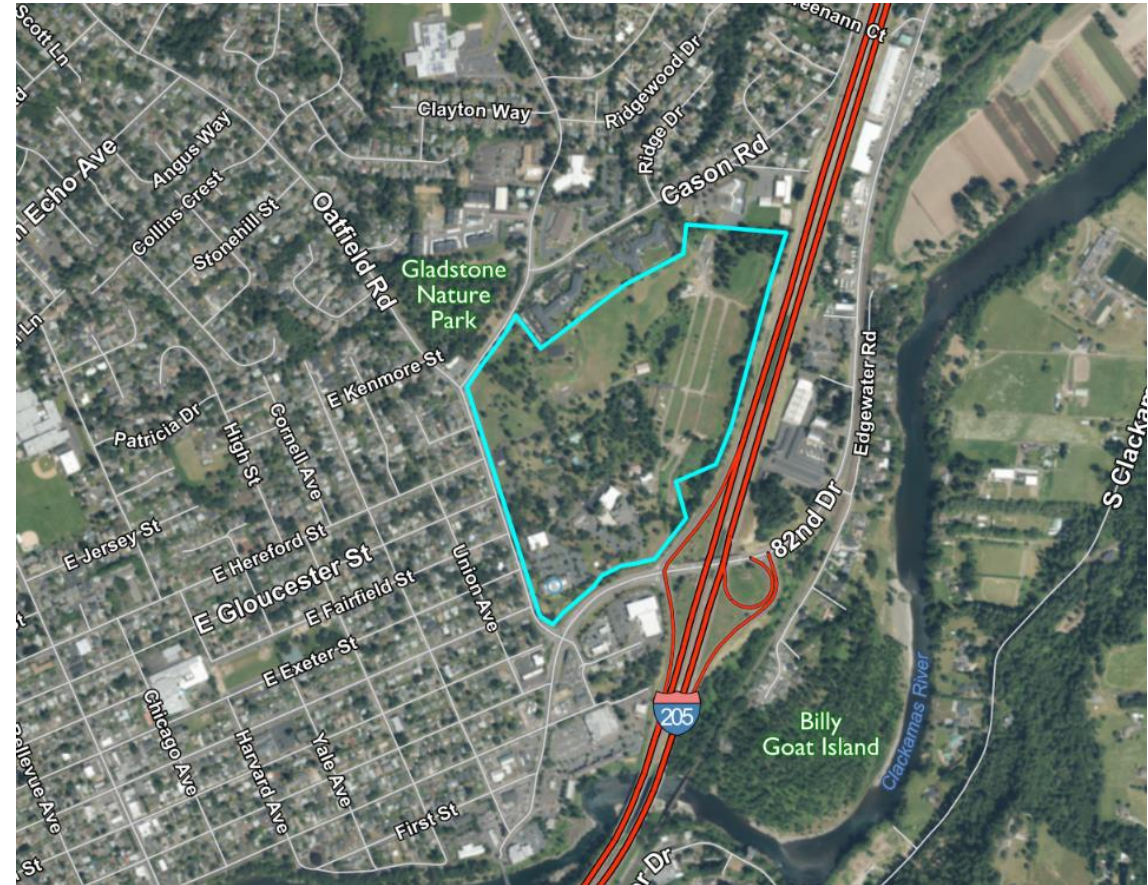
- **Zoning Designation:** OP- Office Park
- **Property size:** 71 acres

Public and Agency Notice Sent to:

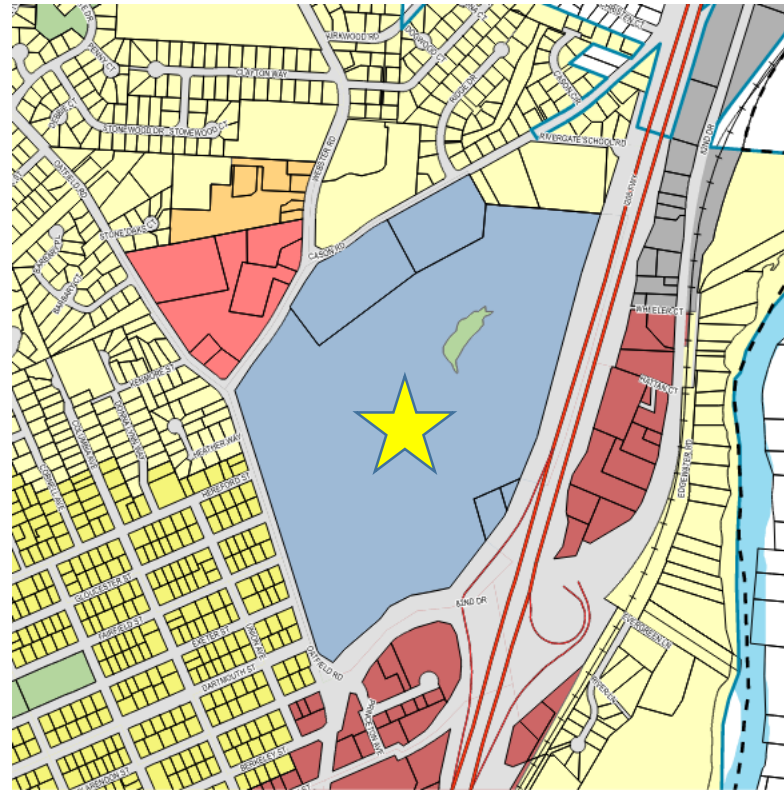
- The applicant and the owner of the subject site
- Owners of property located within two hundred fifty (250) feet of the subject property.
- City of Gladstone Public Works and Engineering, Gladstone Fire, Gladstone PD, WES, ODOT, Oak Lodge

















The site is not subject to any environmental overlays.



Current Zoning Map- Excerpt showing OP Zoning District



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 OP zone (GMC 17.22.020):

(d) Retail and service uses listed as uses permitted outright in the C-2, community commercial, zoning district

Outright Allowed Use in the C-2 zone (GMC 17.18.020):

(9) Community service facility such as a fire station, library, community center, park, utility facility or meeting hall.

RECOMMENDATION

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

1. Private Stormwater System. Prior to building permit approval, submit to the Gladstone Public Works Department for review and approval a revised stormwater report and construction plans detailing the private stormwater improvements and site grading per GMC 17.42.030.
2. Transit Stop Improvement. Prior to issuance of a final certificate of occupancy, improve Tri-Met Stops 13252 and 10700 or provide or provide documentation to the city planning department that improvements to these stops are not part of Tri-Met's long-range plan.