



June 2023 Planning Commission Meeting Agenda Item No. 4

Wong's Building Supply
Design Review- 19640 and 675 McLoughlin Blvd.



GLADSTONE
Oregon

19640 and 675 McLoughlin Blvd.



Proposed Project:

6,528 square foot 2-story building to be used as a cabinet and stone countertop showroom and display area.

The application includes a minor exception to the requirement to provide 20-feet of spacing between loading areas and adjacent residential properties. The proposal requests a reduction of this standard down to 15-feet.

Project Site:

- **Zoning Designation: C-3 General Commercial**
- **Property size: 0.55 acres**



The site is not subject to any environmental overlays.















Public and Agency Notice Sent to:

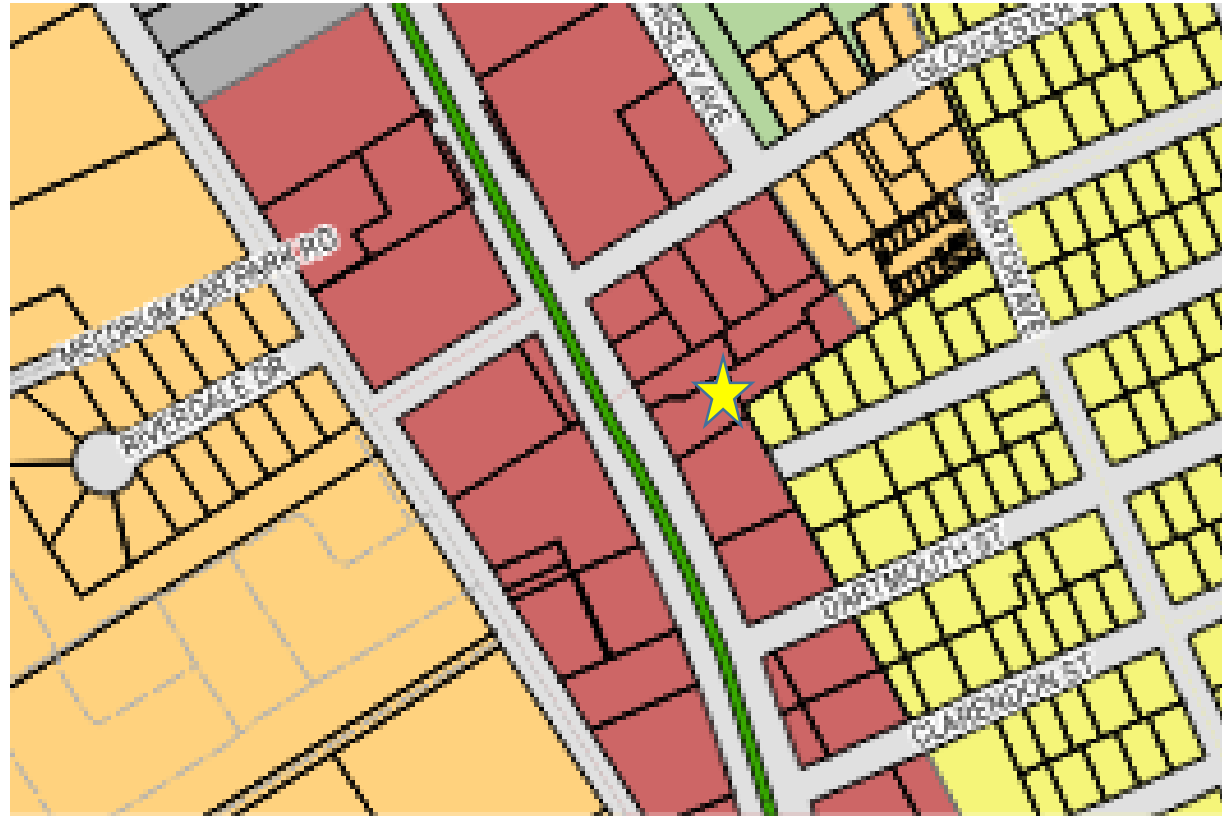
- The applicant and the owner of the subject site
- Owners of property located within two hundred fifty (250) feet of the subject property.
- City of Gladstone Public Works and Engineering, Gladstone Fire, Gladstone PD, WES, ODOT, Oak Lodge



Current Zoning Map- Excerpt showing C-3 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		

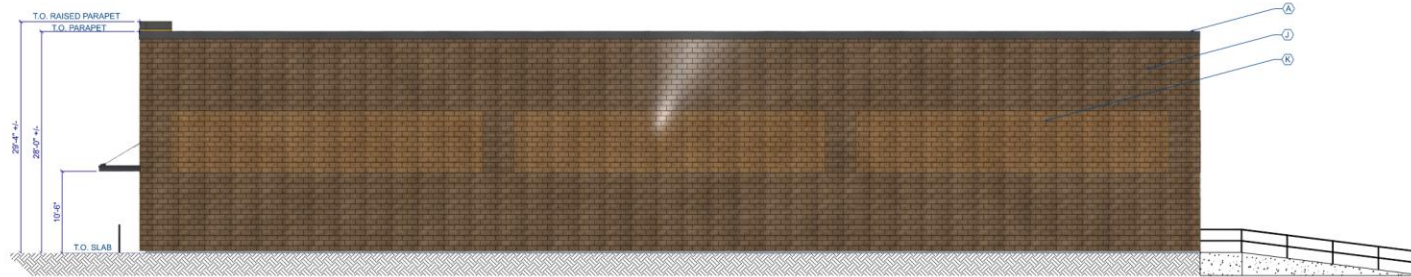


Outright Allowed Use in the C-3 zone (GMC 17.20.020):
 (2) Business, governmental or professional office
 (12) Retail Trade

Building Elevations



NORTH ELEVATION
 SCALE: 1/8" = 1'-0" (HALF SIZE PRINT 1/16" = 1'-0")



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0" (HALF SIZE PRINT 1/16" = 1'-0")



WEST ELEVATION
 SCALE: 1/8" = 1'-0" (HALF SIZE PRINT 1/16" = 1'-0")



EAST ELEVATION
 SCALE: 1/8" = 1'-0" (HALF SIZE PRINT 1/16" = 1'-0")

BUILDING MATERIALS / COLORS

- A. BRONZE METAL CAP
- B. FLUSH SEAM BRONZE WALL PANEL
- C. HORIZONTAL PINE LOOK PLANK
- D. SAND FINISH STUCCO - EGGSHELL
- E. FULL GLASS SLAB DOOR
- F. STORE FRONT
- G. METAL AWNING
- H. SLATE GARAGE DOOR
- I. SLATE SLAB DOOR
- J. CONCRETE BLOCKS MOUNTAIN BROWN
- K. CONCRETE BLOCKS KHAKI
- L. ON-BUILDING SIGN, <72 S.F.
- M. BIKE RACK



RECOMMENDATION

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

1. McLoughlin Blvd. Improvements.
2. ODOT Right-of-Way.
3. Highway Access.
4. Utility Billing.
5. Storm Drainage.
6. Construction Plans.
7. Fire Access and Water Supply.
8. Erosion Control.