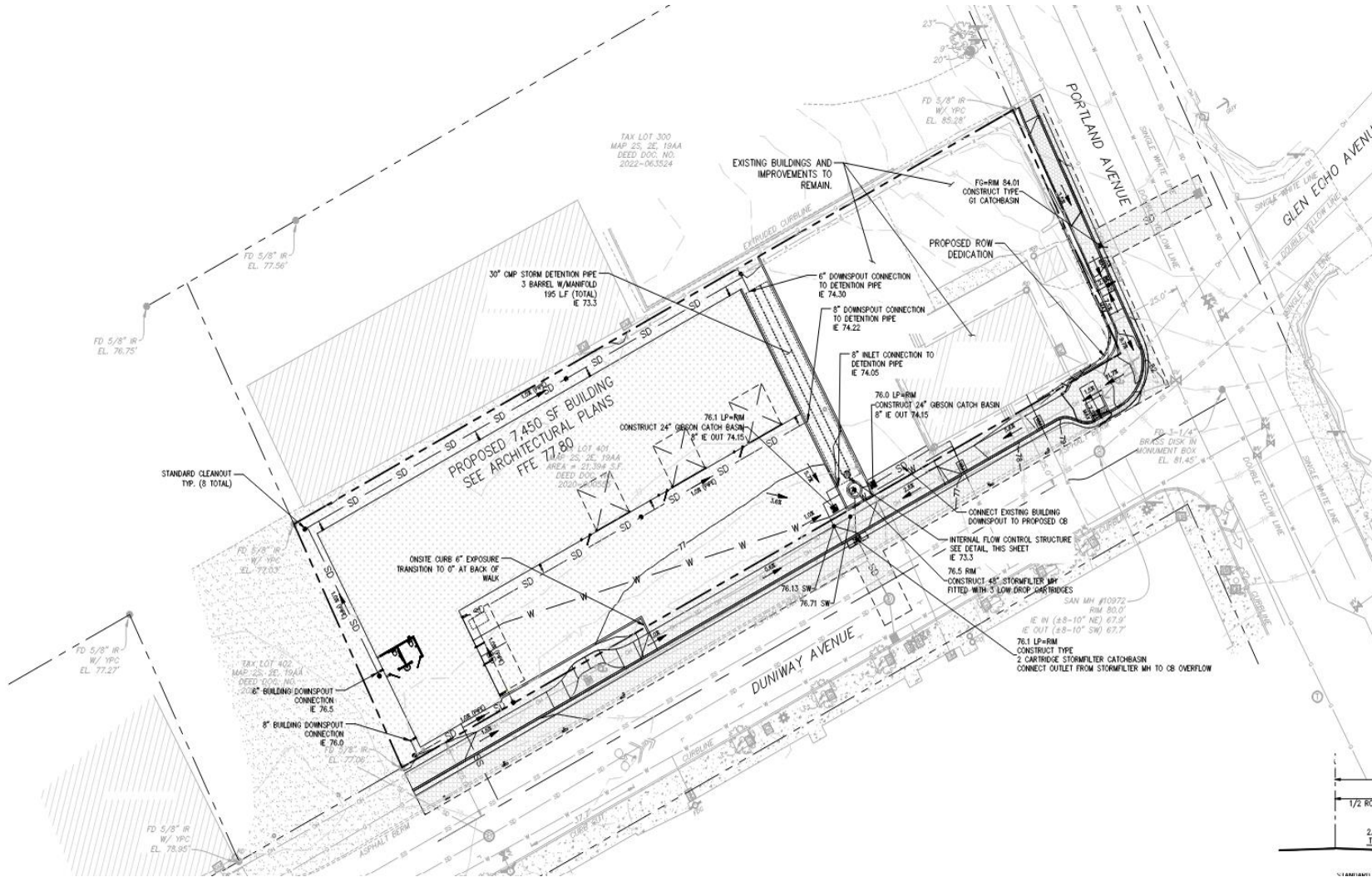




October 2023 Planning Commission Meeting Agenda Item No. 3

FIRE Restoration Warehouse
Design Review- 6075 Duniway Avenue

6075 Duniway Ave.



Proposed Project:
Construction of a new 7,500 square foot warehouse storage building.

No proposed off-street parking or exterior storage

Project Site:

- **Zoning Designation:** LI- Light Industrial
- **Property size:** 0.51 acres

Public and Agency Notice Sent to:

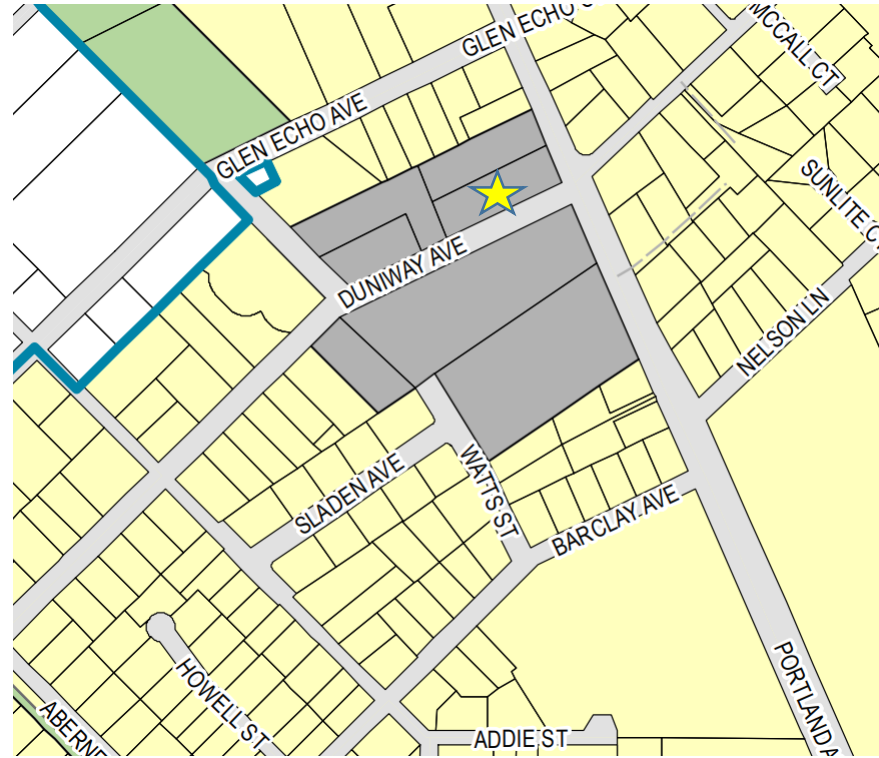
- The applicant/owner of the subject site
- Owners of property and residents within two hundred fifty (250) feet of the site.
- City of Gladstone Public Works and Engineering, Gladstone PD, Clackamas Fire, WES, ODOT, Oak Lodge, and Gladstone Disposal.

















The site is not subject to any environmental overlays.



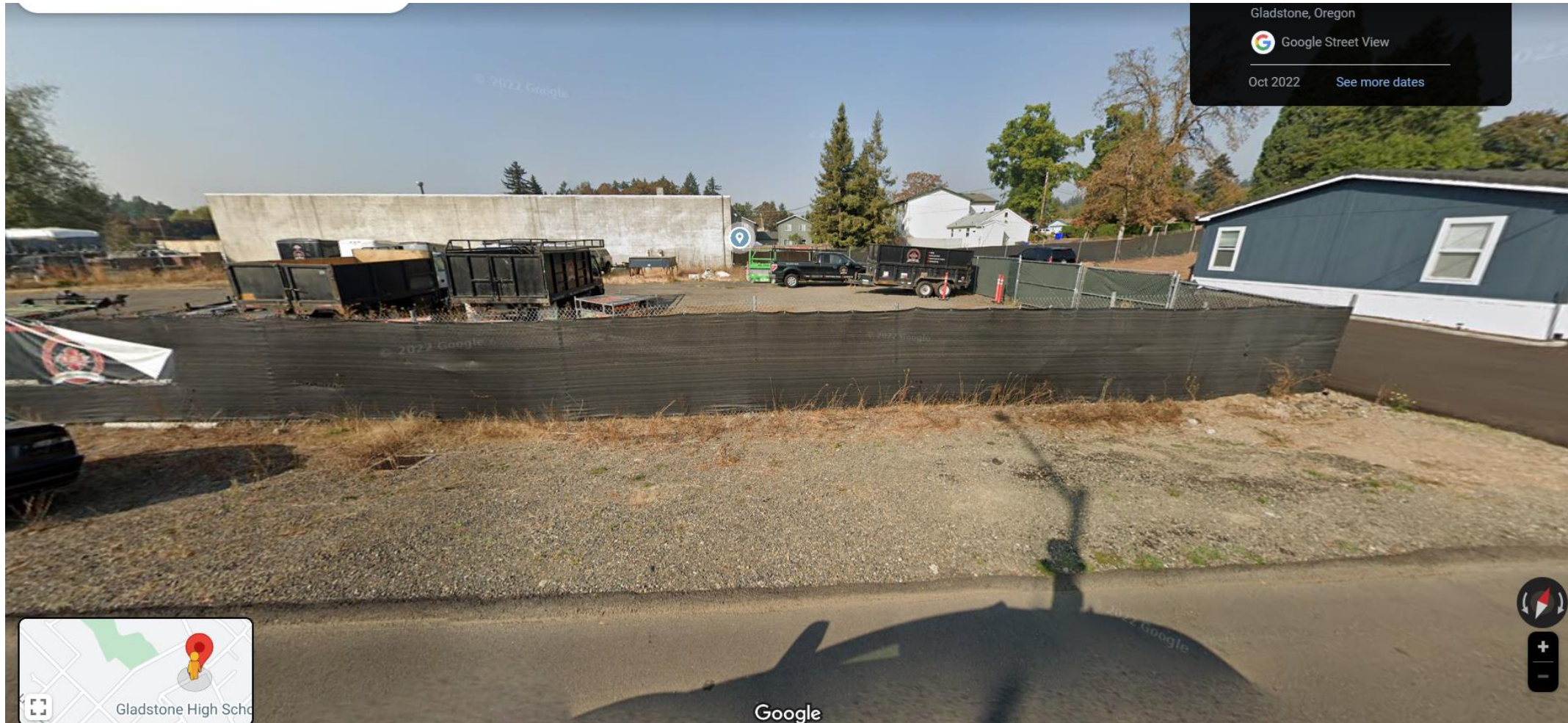
Current Zoning Map- Excerpt showing LI Zoning District along Portland and Duniway Avenue



CITY OF GLADSTONE ZONING

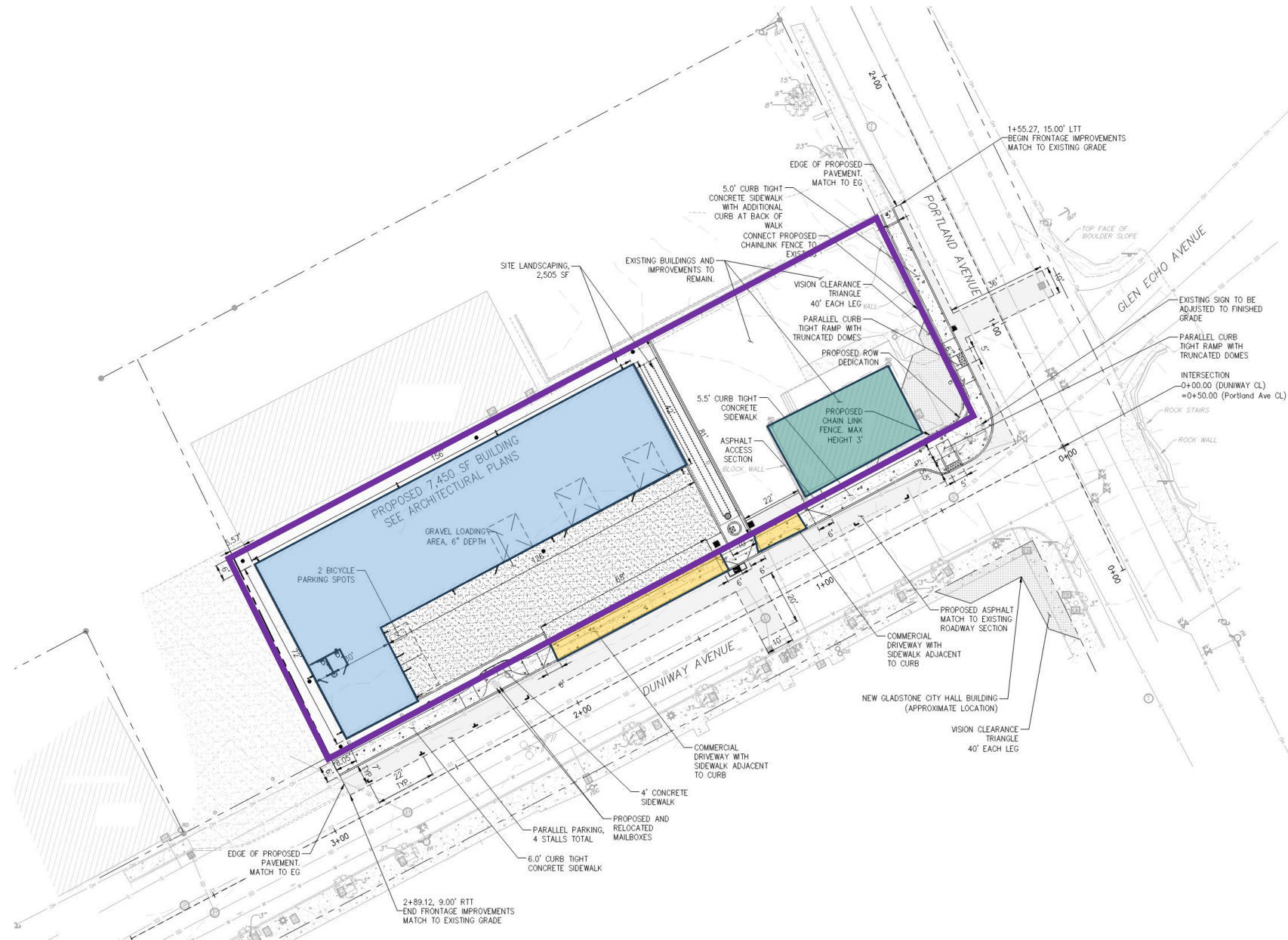
	Local Commercial - C1		City Limits
	Community Commercial - C2		Urban Growth Boundary
	General Commercial - C3		Parcels
	Light Industrial - LI		Railroad
	Multi-Family Residential - MR		Rivers
	Office Park - OP		
	Open Space - OS		
	Single-Family Residential - R5		
	Single-Family Residential - R7.2		

Outright Allowed Use in the LI zone (GMC 17.24.020):
(15) Wholesale distribution outlet, including warehousing and storage.

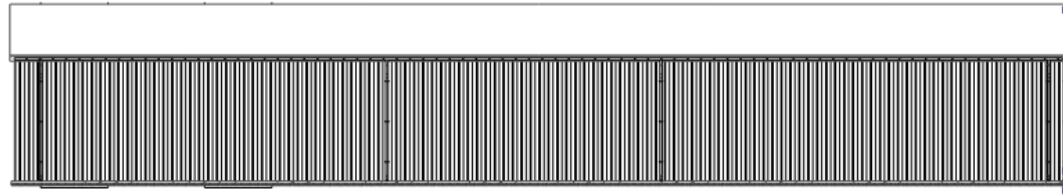


**Google Streetview of
Existing Building and Site
Conditions**

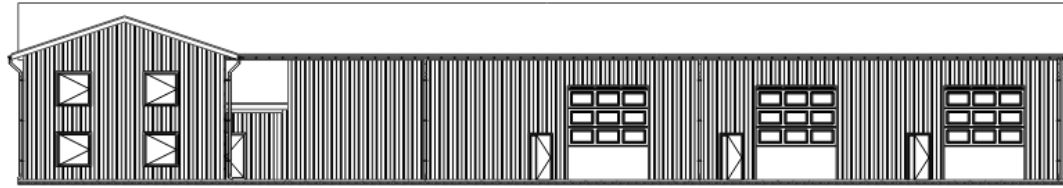
Proposed Site Plan



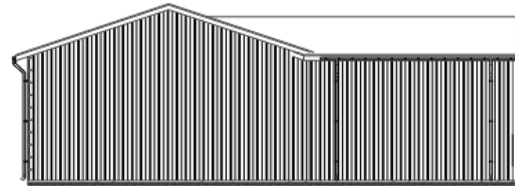
Proposed Building Elevations



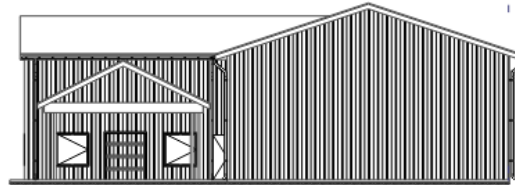
1 North Elevation
SCALE: 1/8" = 1'-0"



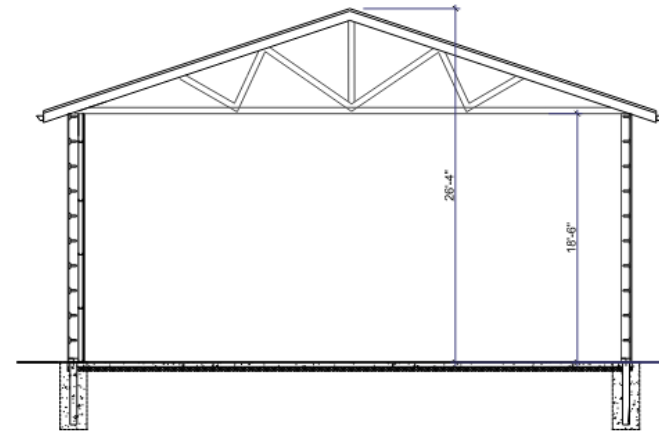
2 South Elevation
SCALE: 1/8" = 1'-0"



3 East Elevation
SCALE: 1/8" = 1'-0"



4 West Elevation
SCALE: 1/8" = 1'-0"



5 Building Section
SCALE: 1/8" = 1'-0"

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RECOMMENDATION

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

1. Revised Building and Site Plans and Narrative. Including:

- Skylights or clerestory windows to provide natural lighting and/or solar heating of interior spaces
- Screening for all mechanical equipment, roof-mounted or other above-ground equipment or facilities
- All exterior materials and finishes are high-image such as masonry, architecturally treated tilt-up concrete, glass, wood or stucco and no metal siding is utilized unless specifically approved by the Planning Commission
- Site photometrics
- Compliance with the trash disposal and recycling collection provisions
- Minimum 3,333 sf of landscaping, including a 10 ft wide landscaped strip along Duniway Ave.
- Landscaping irrigation and maintenance, overall plant species and street tree details
- Loading area constructed of asphalt or concrete
- Compliant design of the two short-term bicycle parking spaces
- Minimum 6' wide ADA-compliant pedestrian pathway connecting the public sidewalk along Duniway Avenue with the main entry on the west end of the building.

RECOMMENDATION

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

2. Construction Plans for Public Improvements. Prior to building permit approval, the applicant shall submit plans detailing the installation of public and private utilities and infrastructure, as detailed in the Public Works Comments dated 10.10.23 in compliance with the Provisions of GMC 17.50.030, 17.50.040, 17.56.020 and 17.60.020
3. Right-of-Way Dedication. Prior to issuance of a certificate of occupancy, adequate right-of-way shall be dedicated at the intersection of Portland Avenue and Duniway Avenue so that the new sidewalk improvements will be located within the public right-of-way per GMC 17.50.040.
4. Easements. Prior to issuance of a certificate of occupancy, 8-foot-wide public utility easements shall be recorded along both street frontages adjacent to this site unless a reduced width is approved due to existing structures