



March 2019 PLANNING COMMISSION MEETING

Agenda Item No. 4

Design Review Application No. Z0079-19-D;

Project Location: South side of E Clarendon Street between 82nd Drive and Union Avenue;
T2S, R2E, Section 20AD Tax Lot 03500, 03600, 03700



Proposed Project: Two-story 9,940 square foot office building designed to accommodate up to four tenant spaces. The proposed project was previously approved under Z0533-17-D, however, no extension was filed prior to the expiration date of that design review approval and, as such, the approval has expired.

Public Noticing:

- Sent to the applicant, the owner of the subject property and owners of record as identified on the most recent Clackamas County property tax assessment roll of property located within two hundred fifty (250) feet of the subject property.
- City of Gladstone, Public Works, Gladstone Fire, Gladstone PD, Engineering

Comments Received:

Public Works response mirrors comments in previous Design review:

Water: need to upgrade existing main to 8 inch or loop the 6 inch main on Clarendon; Sanitary: connect to existing main;

Stormwater: need infiltration, water quality detention, and conveyance to an acceptable downstream storm drain system;

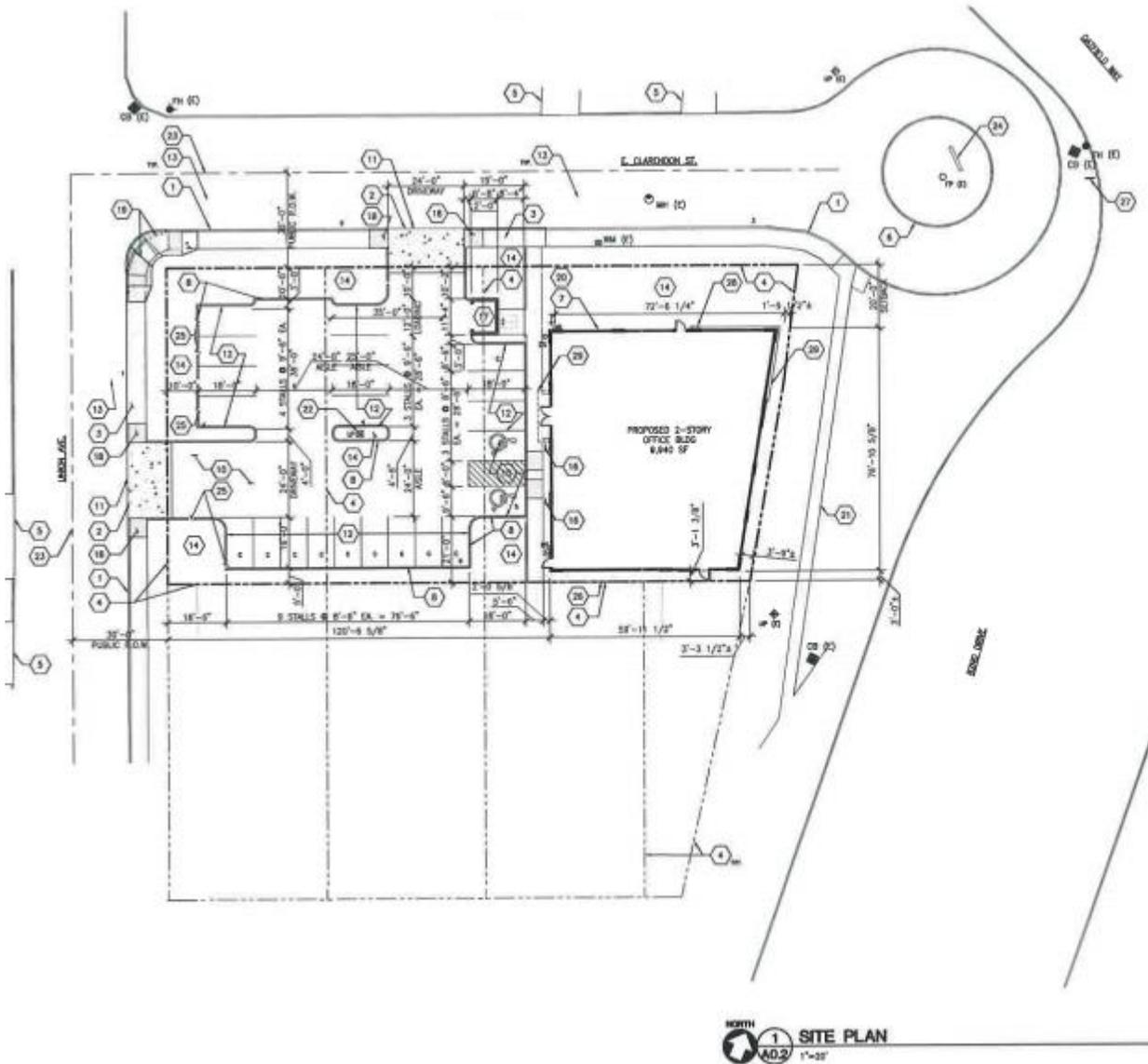
Streets: all existing sidewalks, driveway approaches and ramps shall be upgraded to meet current ADA Standards, including access around power poles and guy wires at the intersection.

Proposed Development

- A new 4 unit office space with 8,428 sq ft gross leasable area. Sanitary sewer, storm sewer and water are currently being designed as required.
- Parking: 75% will be occupied with general office and 25% will be occupied with medical office space. Parking calculations required a minimum of 25 spaces. 27 parking spaces are proposed 6 of them are on street spaces.
- Two accessible entrances are proposed with an accessible path to parking area and existing right-of-way
- Proposed development is compliant with the City Zoning Code parking, circulation, and landscaping requirements



West Elevation



GENERAL NOTES

- CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY A/E OF ANY DISCREPANCIES.
- TYPICAL CURB RADUS = 3' UNLESS NOTED OTHERWISE.
- EXISTING CONDITIONS BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY LANDSCAPE DATED 01/28/07.

LEGEND

- Handicap Parking Stall
- Compact Parking Stall
- Manhole/Coverwell
- Fire Hydrant
- Fire Department Connection
- Catch Basin
- Existing
- Downspout
- Light Pole
- Light Pole
- Water Meter
- Flag Pole
- Hose Bib
- Concrete

KEYNOTES

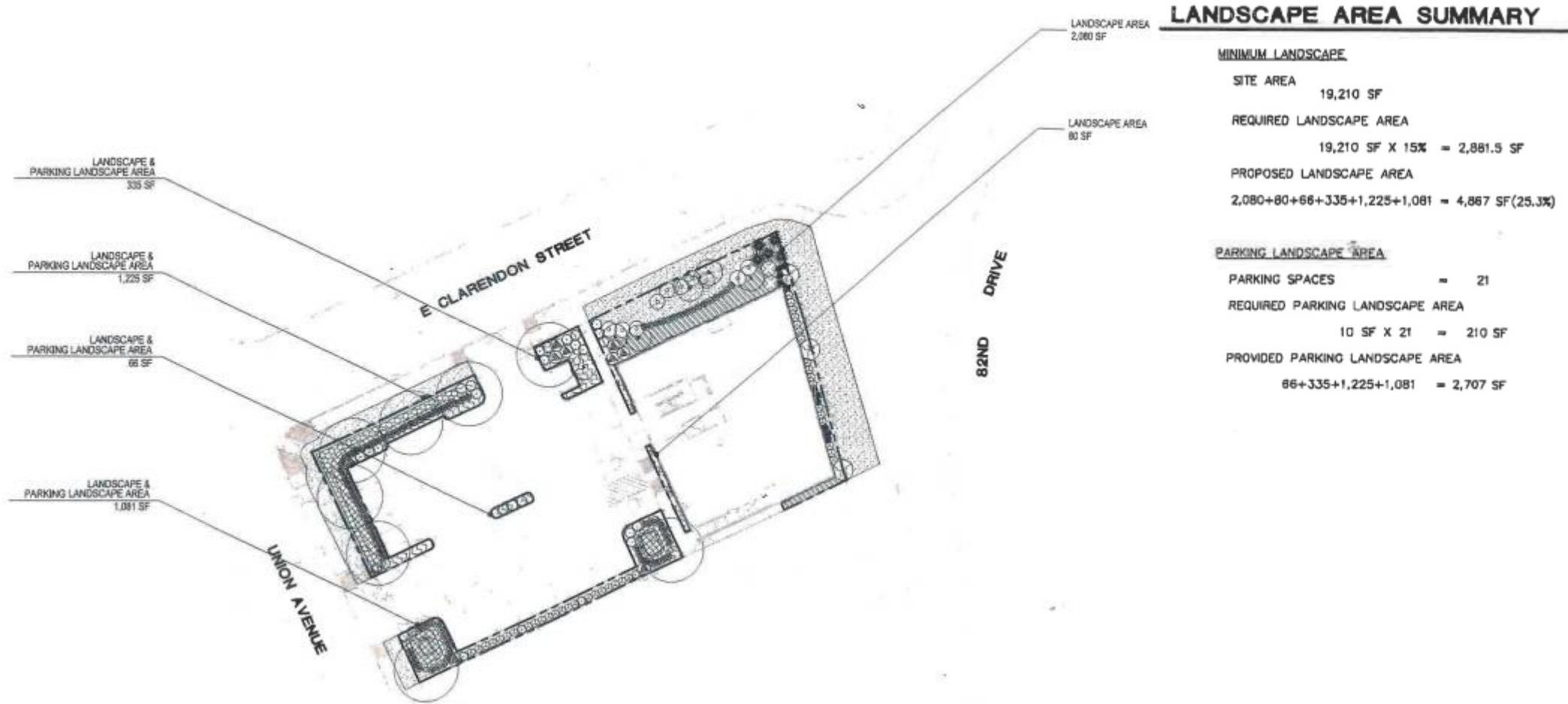
- EXISTING CURB AND 3'-4" SIDEWALK TO REMAIN.
- EXISTING CURB AND SIDEWALK TO BE REMOVED.
- EXISTING DRAINWAY TO BE RELOCATED --- REPAIR SIDEWALK AS NEEDED.
- EXISTING PROPERTY LINE TO REMAIN.
- EXISTING RESIDENTIAL DRAINWAY.
- EXISTING ROUND-A-BOUT LANDSCAPE ISLAND.
- PROPOSED 2-STORY BUILDING.
- NEW 6" CAST-IN-PLACE CONCRETE CURB --- SEE DETAIL 1 & 2/NO.3.
- NEW 5'-0" CONCRETE SIDEWALK --- SEE DETAIL 11/NO.3.
- NEW ASPHALT PAVING OVER APPROVED SUBSTRATE --- SEE GEOTECH REPORT.
- NEW CONCRETE DRAINWAY TO CLATSOP COUNTY STANDARDS --- SEE CIVIL DRAWINGS.
- NEW ON-STREET PARKING AND LOADING TO CITY OF CLATSOP COUNTY STANDARDS.
- NEW ON-STREET PARKING TO CITY OF CLATSOP COUNTY STANDARDS.
- NEW LANDSCAPE AREA --- SEE LANDSCAPE DRAWINGS.
- NEW ADA ACCESSIBLE PARKING AND LOADING --- SEE DETAIL 5/NO.3.
- NEW ADA SIGNAGE --- SEE DETAIL 6/NO.3.
- NEW SOLID WASTE AND RECYCLING ENCLOSURE FOR CITY OF CLATSOP COUNTY STANDARDS --- SEE DETAIL 9 & 12/NO.3.
- NEW ADA CURB RAMP TO CLATSOP COUNTY STANDARDS --- SEE CIVIL DRAWINGS.
- EXISTING CURB RAMP TO BE RECONSTRUCTED TO MEET ADA REQUIREMENTS --- SEE CIVIL DRAWINGS.
- BICYCLE PARKING RACK, 2 PARKING SPACES --- SEE DETAIL 4/NO.3.
- EXISTING 4'-0" CONCRETE SIDEWALK TO REMAIN.
- NEW POLE-MOUNTED LIGHT FIXTURE --- SEE S&E.
- CENTERLINE OF STREET.
- EXISTING SIGNAGE TO REMAIN.
- CURB INLET --- COORDINATE WITH CIVIL DRAWINGS FOR FINAL LOCATION.
- NEW 3'-0" CONCRETE SIDEWALK.
- EXISTING BUS STOP.
- APPROXIMATE LOCATION OF (X) ELECTRICAL SERVICE DANGEROUS OVERHEAD.

The site has 2 entrances to the West and North. The building is set back from Stocker City Park.

The applicants are also proposing to add additional landscaping to the north of the building exceeding the 15% landscape requirement with 25.3% landscape area.



Approved Landscape Plan



Renderings



East Elevation

- East elevation will be visible from 82nd Drive and Oatfield Rd.
- North elevation has frontage on Clarendon St.
- South Elevation will be visible from 82nd Dr. and E. Berkley St and abuts an apartment building to the south.



North Elevation



South Elevation

Staff Recommendation

Planning staff is recommending approval of the proposed project with five (5) standard conditions and eight (8) special conditions of approval:

- II. STANDARD CONDITIONS 3**
 - Expiration 3
 - 1. Interpretation 3
 - 2. Assignment 3
 - 3. Erosion Control Plan 3
 - 4. Terms and Conditions Run with the Land 3
 - 5. Building Permits 3

- III. SPECIAL CONDITIONS 3**
 - 1. Lighting 3
 - 2. Signage 4
 - 3. ADA Access 4
 - 4. Public Works Approval 4
 - 5. Fire Department Approval 4
 - 6. Final Occupancy 4
 - 7. Design Review Plans 4
 - 8. Endangered Species Act 4

Staff Recommendation

The staff recommends that the Commission adopt the following resolution:

Motion:

*I move that the Commission **approve** Design Review Z0079-19-D with conditions, pursuant to the staff recommendation as submitted.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the Design Review land use application as conditioned. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Planning Commission is authorized to approve applications pursuant to Subsection 17.94.060(2)(c) of the GMC. The Commission hereby approves a Design Review land use permit for the proposed Clarendon Business Development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Title 17 of the Zoning Ordinance.