

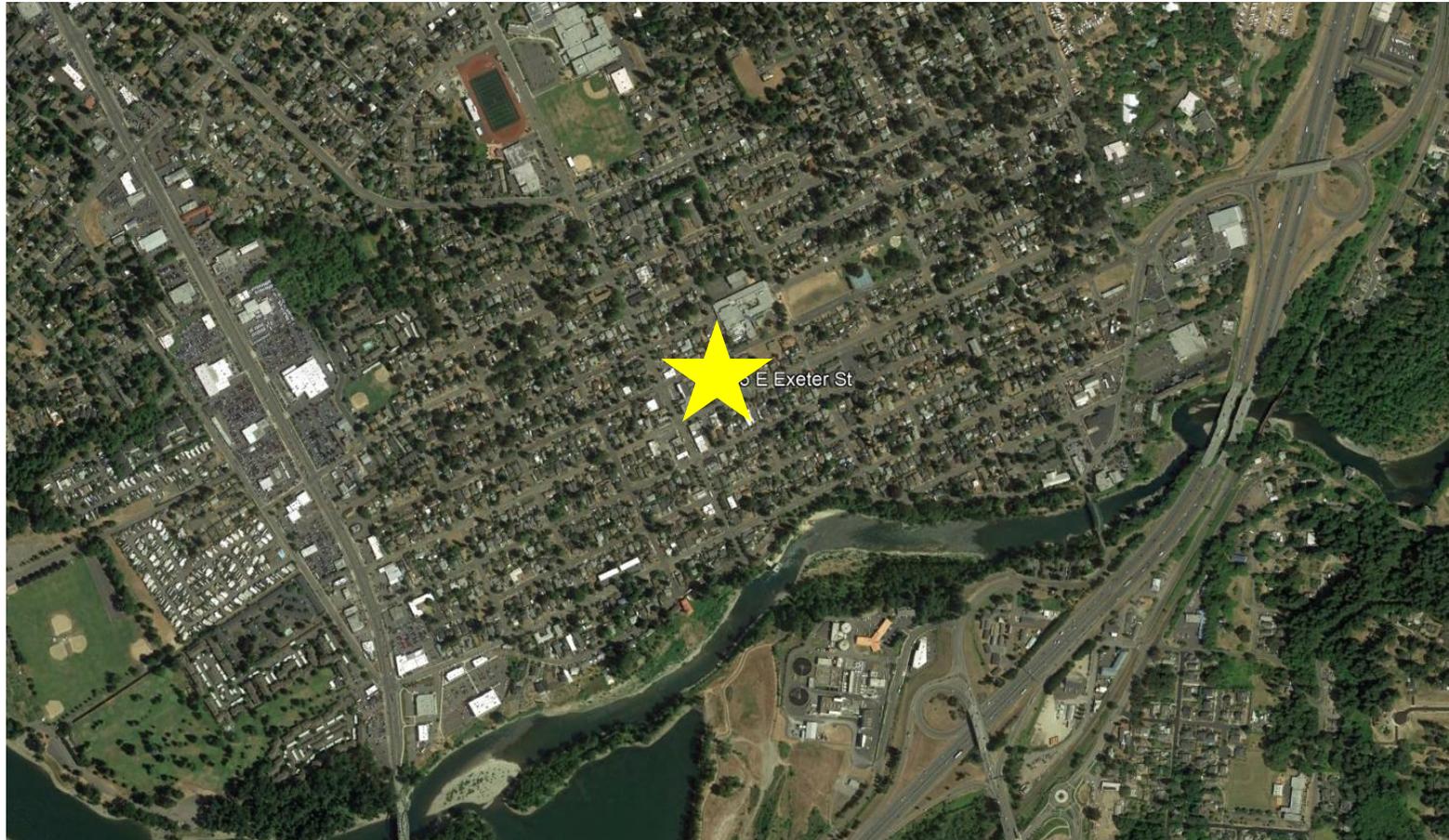


February 19, 2019 PLANNING COMMISSION MEETING

Agenda Item No. 4

Design Review Application No. Z0597-18-DR; Conditional Use App. Z0598-18-C

Project Location



Proposed Project: Demolition of an existing single-family residence and the construction of a new tri-plex residential building with attached single car garages and associated site improvements on an existing 7,900 sq. ft. lot

Project Location



Project Site

- **Zoning Designation:** R5
- **Comprehensive Plan Designation:** Medium Density Residential
- **Property size:** .18 acres



Property is not subject to any environmental overlays

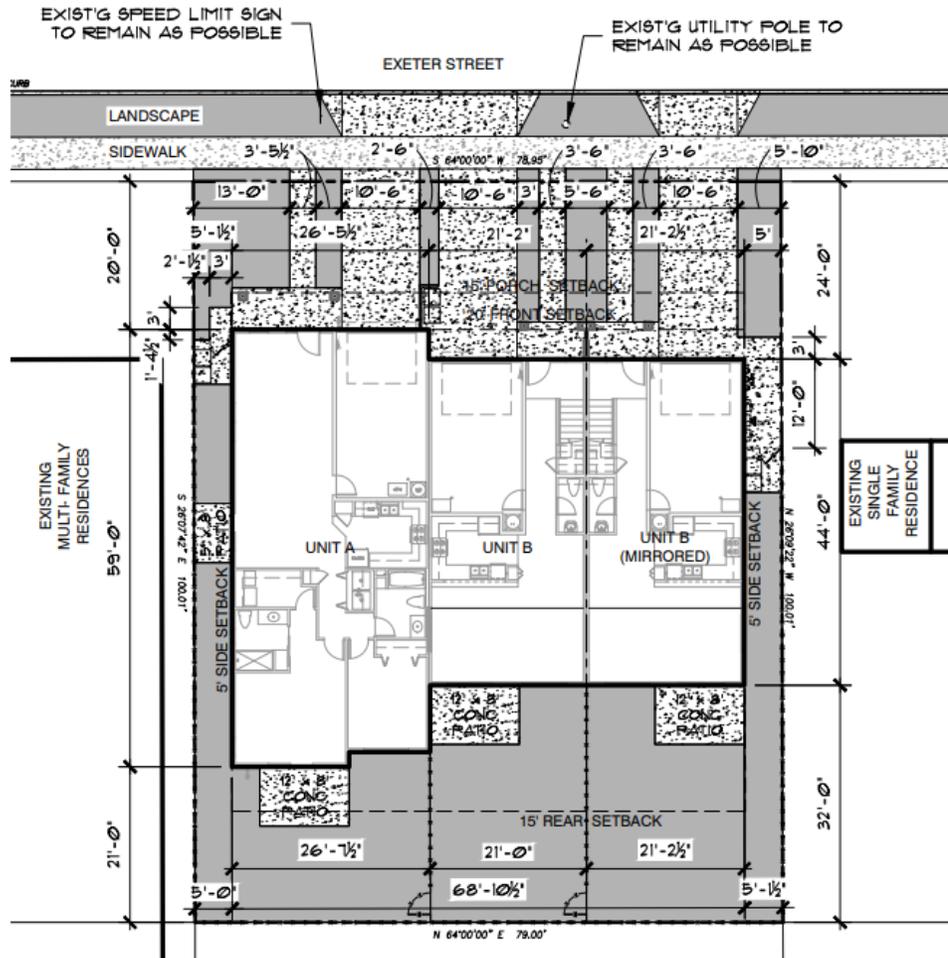


Public Noticing:

- 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, WES Tri-City

Comments Received:

Engineering/Public Works;



PRELIMINARY SITE PLAN

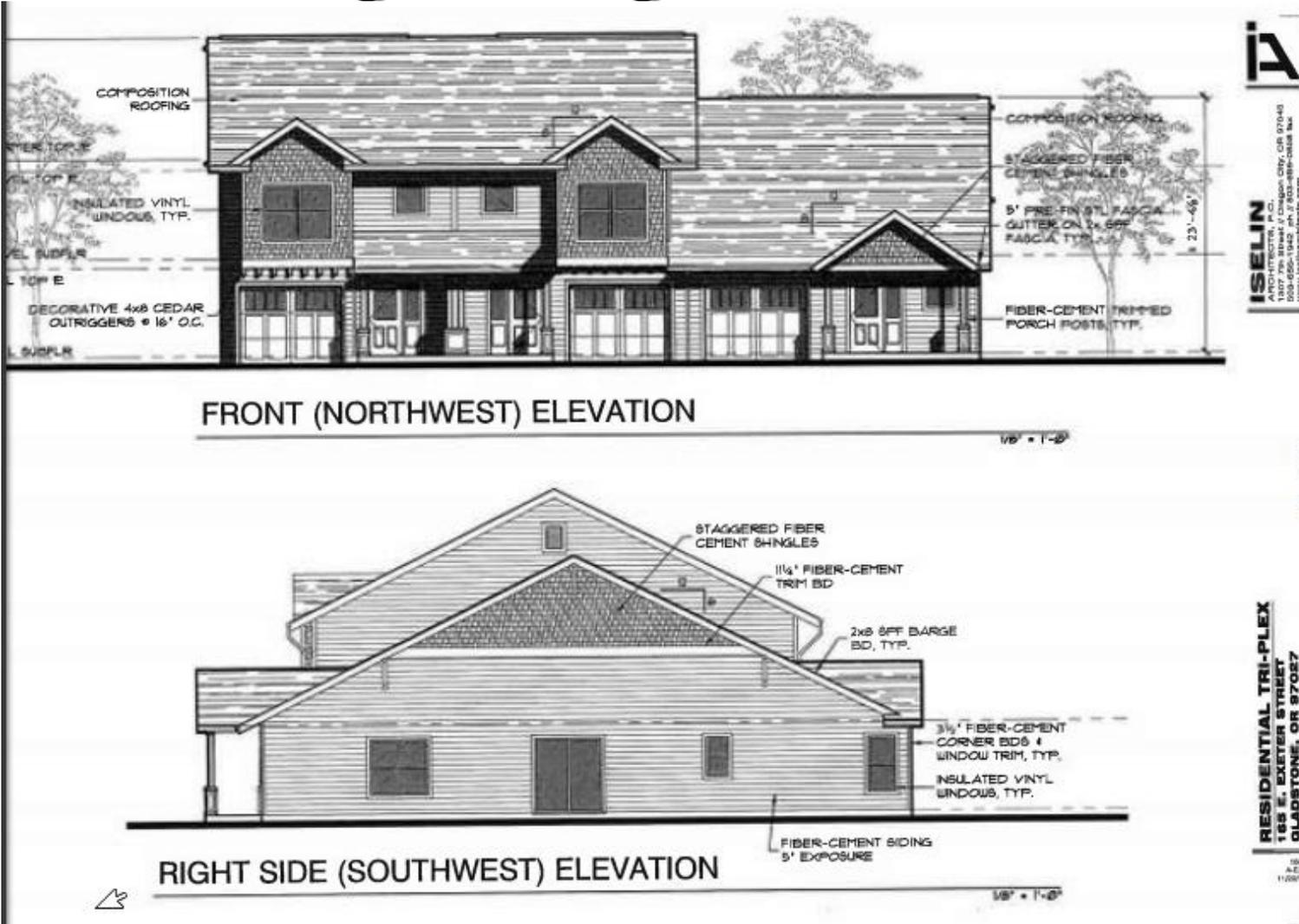
1/16" = 1'-0"

RESIDENTIAL TRI-PLEX	
1838 - A-SIT	
ISELIN ARCHITECTS, P.C. 1307 7th Street - Oregon City, Oregon 97045 3.656.1942 - f. 503.656.0658 - www.iselinarchitects.com	1/16" = 1'-0"
	11/29/18

Proposed Site Plan

- Demolition of an existing single-family residence and the construction of a new tri-plex residential building with attached single car garages and associated site improvements on an existing 7,900 sq. ft. lot
- Proposed building is an allowed Conditional Use pursuant to R-5 zoning Section 17.12.040
- 20% of the site will be maintained in landscaping

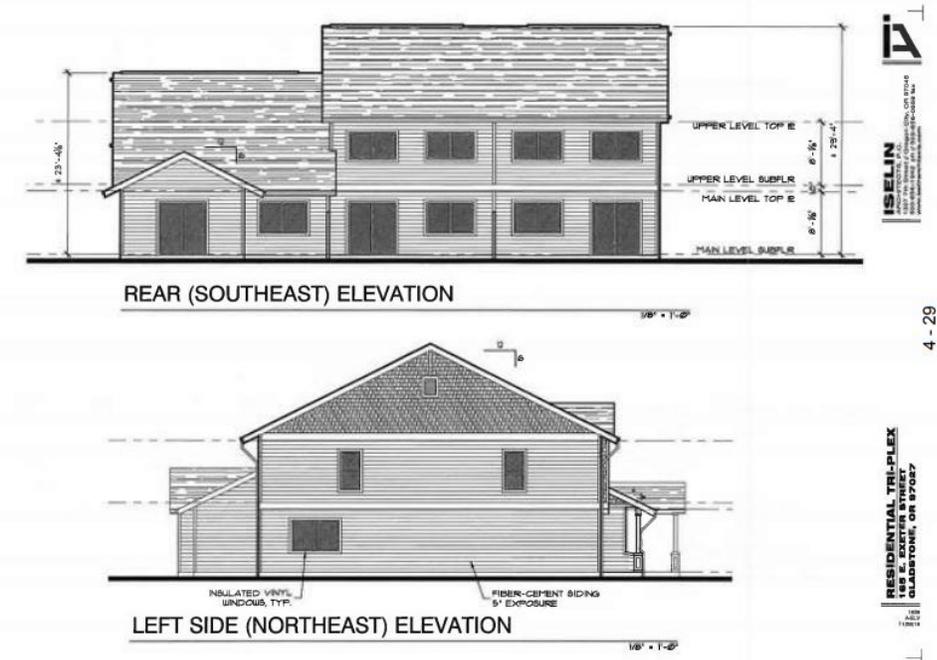
General Siting and Design



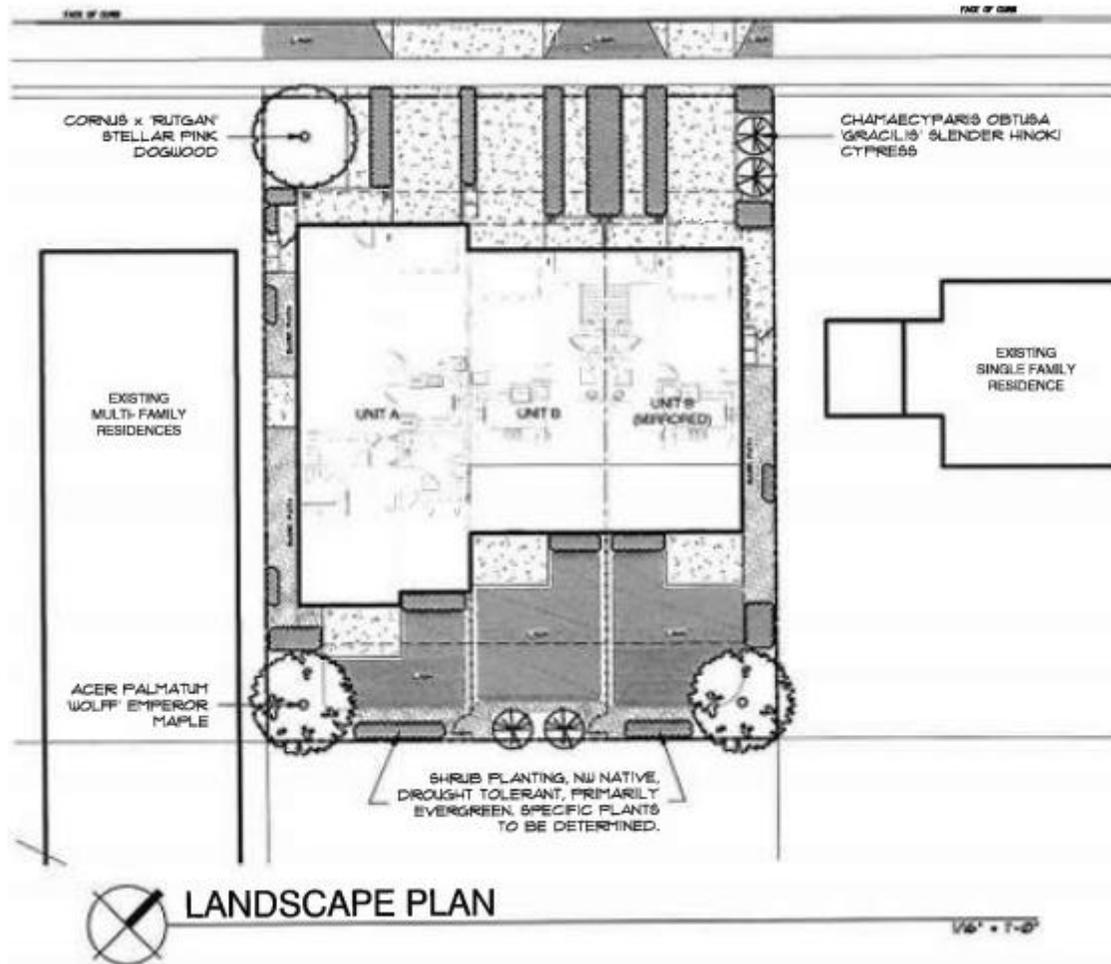
- The proposed buildings are consistent with the required dimensional standards for the R-5 Zoning district.
- Meets 17.44 Siting and Design Standards
- The proposed tri-plex would be compatible with the surrounding pattern of development and the neighborhood character.
- **Planning Staff are recommending the submittal of a final lighting plan prior to building permit issuance to ensure that the standards of 17.44.020(6) are met**

Multi-Family Design Standards

- The proposed triplex incorporates visually pleasing architectural details
- the proposed tri-plex includes many windows on each side, entri the front, southwest, and southwest sides, and the use of two or more distinct materials to break up long walls on the northeast a southwest building sides.
- The proposed windows and roof meet the criteria of 17.44.022.
- As such, the project, as proposed, is consistent with the applicab multi-family design standards of Title 17



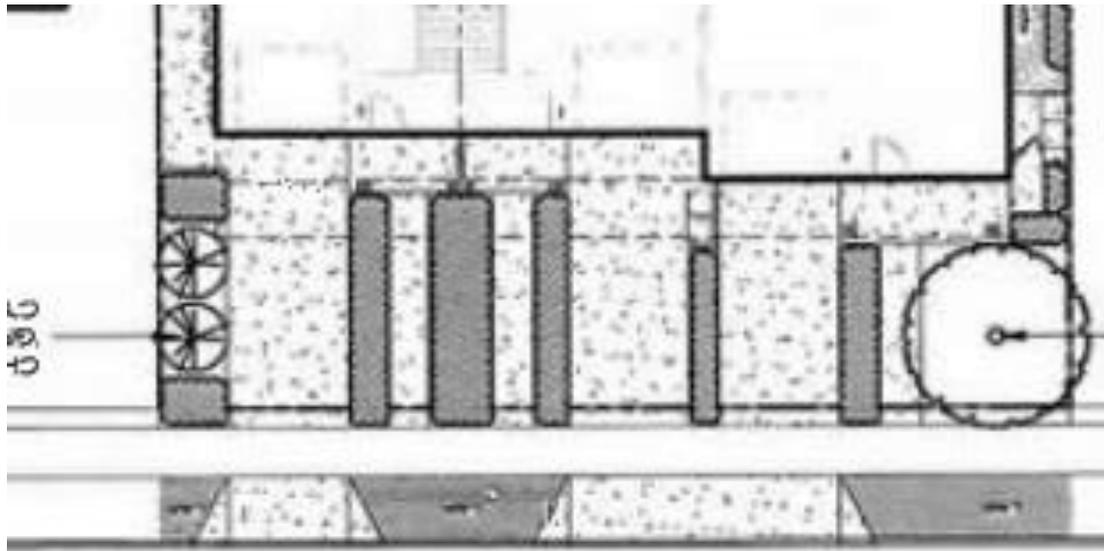
Landscaping



- The proposed landscaping plan needs additional detail in order to ensure compliance with the required (20%) landscaping coverage, per subsection 17.12.050(4)
- The applicant will also need to submit additional information indicating compliance with irrigation and maintenance standards, per subsection Sections 17.46.020(3) and 17.46.020(4)
- Planning staff is also recommending that, due to the 75 ft. property frontage, an appropriate street tree is included in the final landscaping plan, per Section 17.46.020(8)
- As such, Condition No. 4 is recommended to ensure compliance with the landscaping standards

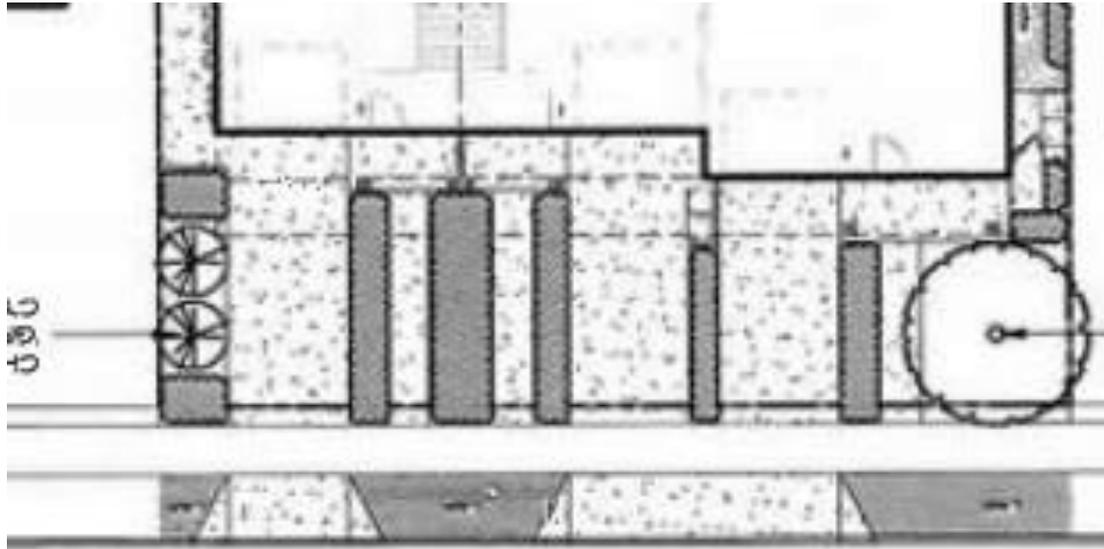
Parking and Loading

- The proposed project will provide 6 parking spaces, meeting the parking requirements of the Code for multi-family developments.
- **However, planning staff are recommending Special Condition No. 3 to ensure that the final plan set, revised in accordance with other recommended special conditions, conforms to the Zoning Title's parking screening requirements**



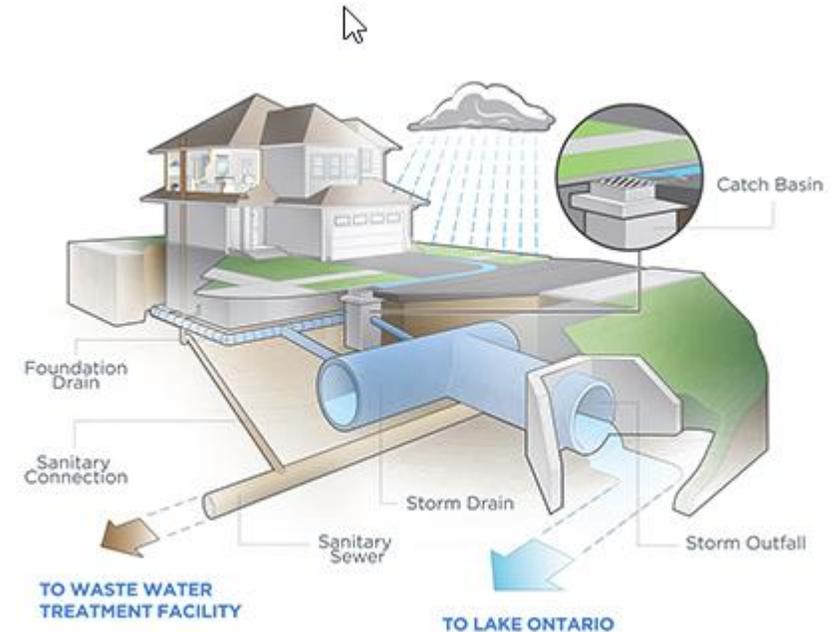
Vehicular and Pedestrian Circulation

- The proposed project has been designed to be consistent with the vehicular and pedestrian circulation standards of the code.
- **The Public Works Director and Engineering staff have been working closely with the applicant to ensure compliance with Section 17.50.040(14). Planning Staff recommend Special Condition No. 2 to require a revised site plan to ensure that public works driveway and pedestrian circulation standards are met.**



Drainage and Stormwater

- The project falls in the range of 1,000 sf – 5,000 sf impervious area, so Chapter 17.56 applies.
- A variety of site appropriate stormwater management treatments are proposed, including underground StormTech infiltration chambers, pre-treatment of runoff, 25 year storm event site engineering.
- However, City public works requires plan revisions to meet City stormwater requirements
- **As such, Special Condition No. 2 will require the proposed project to meet the City Public Works Storm water requirements prior to building permit issuance.**



Conditional Use Findings

Approval Criteria	Project Compliant?
<i>(a) Is listed as a conditional use in the underlying zoning district</i>	YES
<i>(b) Is suitable for the proposed site [...]</i>	YES
<i>(c) Is timely, considering the adequacy of transportation systems, public facilities and services [...]</i>	YES
<i>d) Is compatible with the neighborhood character</i>	YES
<i>(e) Satisfies the policies of the comprehensive plan that apply to the proposed use.</i>	YES

Staff Recommendation

Planning staff is recommending approval of the proposed project with six (6) special conditions of approval:

III. SPECIAL CONDITIONS	3
1. Lighting.....	3
2. Public Works Requirements.....	3
3. Landscaping.....	3
4. Fire Department Approval.....	4
5. Design Review Plans.....	4
6. 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 Z0597-18-D with conditions and Conditional Use Permit Z0598-18-C , pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the Design Review and Conditional Use 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 development at 1055 Risley Ave 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.