



City of Oregon City

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Staff Report

File Number: PC 17-097

Agenda Date: 9/11/2017

Status: Agenda Ready

To: Planning Commission

Agenda #: 3b.

From: Community Development Director Laura Terway

File Type: Land Use Item

SUBJECT:

Abernethy Place Hotel and Mixed Use Development - Planning Files CP-17-0002, DP-17-0003, and NR-17-0004 (Continuance).

RECOMMENDED ACTION (Motion):

Accept and consider the supplemental Findings, take further testimony and continue the public hearing to the date certain of September 25, 2017.

BACKGROUND:

The Planning Commission continued this item from August 14, 2017.

The hearing on September 11 should be limited to the introduction of supplemental findings for two additional adjustment requests to the design standards in OCMC 17.62.055 for the Phase I hotel, to take further public testimony including written comments received since the August 14 hearing, and to discuss the applicant's requests for revisions to the recommended Conditions of Approval.

A full revised staff report will not be presented on September 11, and will be presented at the continued public hearing on September 25, 2017. The findings presented on September 25 will include staff's recommendations regarding the applicant's submitted requests for revisions to the current recommended Conditions of Approval.

The applicant requests approval of a General Development Plan and Detailed Development Plan in two phases located close to the intersection of 17th Street and Washington Street directly across from the End of the Oregon Trail Interpretive Center.

Phase 1 which is the subject of the Detailed Development Plan consists of a 5-story hotel with approximately 99 rooms with associated parking lot, site improvements and street frontage improvements.

Phase 2 consists of 181 apartment units, 9,500 square-feet of retail space, a 2,500 coffee shop and associated parking and site improvements.

The project proposal includes preservation and retention of the Hackett House, a designated historic landmark which is currently used for offices.

The applicant seeks approval for two additional adjustments from development standards in addition to the previous four adjustments discussed in the original staff report through the General Development Plan adjustment process in OCMC 17.65.070.