



City of Oregon City

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Oregon City, OR 97045
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Staff Report

File Number: PC 18-161

Agenda Date: 12/10/2018

Status: Agenda Ready

To: Planning Commission

Agenda #: 3b.

From: Pete Walter

File Type: Planning Item

SUBJECT:

Expansion to Memory Care Facility at 950 South End Road (Files GLUA-18-00025 / VAR-18-00001 / SP-18-00106 / MD-18-00001 (of CU 14-01))

RECOMMENDED ACTION (Motion):

Approval with Conditions.

BACKGROUND:

The Planning Commission continued this item from November 26, 2018. The applicant has provided responses (attached) to address all remaining items raised at the hearing. Staff has provided a revised staff report with recommended findings attached to the agenda.

1. Grounds for Variance.

The applicant submitted a request for a minor variance from the maximum 40% lot coverage requirement for the R-10 zone, and has provided additional explanation responding to OCMC 17.60.030 - Variance - Grounds. This includes a figure illustrating the internal space of a typical shared unit within the building (Figure 1 - Typical Shared Unit Plan as Proposed).

Staff has determined that the applicant's additional testimony is adequate to support the minor variance request.

2. Transparency of Façade along South End Rd.

The applicant has provided additional explanation to modify the 60% transparency on the front facade of the building and allow 48%. This includes a figure illustrating the transparency proposed on the front facade (Figure 2 - Building Elevation of South End Rd. Façade).

Staff has determined that the applicant's additional testimony is adequate to support the modification request. Based on this response, staff recommends the removal of Condition of Approval #3.

3. Storm Drainage.

The Planning Commission heard testimony from a member of the public concerned about stormwater run-off from the site. In response, the applicant researched all prior documentation regarding the stormwater drainage system approved for the property. They have provided a written response and a figure which illustrates how overflow drainage from the approved on-site

stormwater facility is designed to drain into the street during storm surge events (Figure 3 - Overflow Drainage Diagram). Josh Wheeler, PE, Public Works Development Projects Manager, has reviewed the response and determined that it is adequate based on the approved stormwater report and civil plans.

Staff has determined that the concerns regarding stormwater drainage have been adequately addressed.

This application consists of Minor Site Plan and Design Review, Modification to Conditional Use CU 14-01, Minor Variance for a 7-Bed Expansion to a 31-Bed Assisted Living Memory Care Facility at the NW corner of Amanda Court and South End Road. The property is located at 950 South End Road, Oregon City, OR 97045 and identified as Clackamas County Map 3-1E-01AD, Tax Lot 3100.

The proposed project consists of making an addition of approximately 529 square feet to the northern side of the existing 31-bed facility and converting a portion of the existing building. This would allow the applicant to add an additional seven (7) beds to the facility, along with the addition of a wheelchair ramp and landing at the rear (west) side of the building and other site modifications in order to comply with Americans with Disabilities Act (ADA) requirements. The addition would result in the building slightly exceeding the maximum 40% lot coverage for the R-10 Single Family Residential zone district, and for this reason the applicant is seeking approval of a minor variance.

As part of the prior Conditional Use approval for the facility (File CU 14-01), a Condition of Approval #28 was added which states: "The applicant's revised site plans as presented at the September 8 Planning Commission public hearing for the basis for the Planning Commission's conditional approval. No modifications to the approved revised site plans may be approved without Planning Commission approval." Therefore this application must be reviewed by the Planning Commission.