



City of Oregon City

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Oregon City, OR 97045
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Staff Report

File Number: PC 18-058

Agenda Date: 4/23/2018

Status: Agenda Ready

To: Planning Commission

Agenda #: 3b.

From: Christina Robertson-Gardiner

File Type: Planning Item

SUBJECT:

CD 18-01: Code Interpretation to Allow Structured Parking on a Pre-Existing Nonconforming Use for Lithia Subaru of Oregon City.

RECOMMENDED ACTION (Motion):

Staff recommends that Planning Commission adopt the draft findings and Notice of Decision for CD 18-01. The Planning Commission tentatively approved CD 18-01 at the April 9, 2018 Planning Commission meeting and requested staff return with supplemental findings.

BACKGROUND:

The applicant is requesting a Planning Commission code interpretation to allow an additional level of structured parking/car storage on a pre-existing nonconforming use. No changes to the code are proposed. This code interpretation review is specific to the application being proposed.

- If the Planning Commission finds that the proposal does not constitute an intensification of the pre-existing nonconforming use, the applicant will submit for a Type II Site Plan and Design Review for the construction of the structure.
- If the Planning Commission finds that the proposal does constitute an intensification of the pre-existing nonconforming use, the applicant will retain and use the existing parking/fleet storage area in its current condition.

The Applicant, Lithia Subaru of Oregon City owns property located at 1404 Main Street, Oregon. The property is the entire block that extends from Main Street east to Center Street, and between 14th and 15th Streets. Lithia Subaru operates an automobile business on the property.

The record is closed unless reopened by the Commission.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: