



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: PC 17-133

Agenda Date: 11/13/2017

Status: Agenda Ready

To: Planning Commission

Agenda #: 3a.

From: Pete Walter

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 (Adoption of Findings).

RECOMMENDED ACTION (Motion):

Adopt final findings for approval of Planning Files CP-17-0002, DP-17-0003, and NR-17-0004 with amended Conditions.

BACKGROUND:

After considering the testimony and information in the record, on October 23, 2017 the Planning Commission made a tentative decision to approve the application with amended Conditions of Approval. Staff has prepared the final findings and conditions of approval based on the Planning Commission's direction. The record is closed and no further public testimony was accepted.

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 131 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 application requested six adjustments to the development code pursuant to OCMC 17.65.070.

Attached to this report, along with the final findings and conditions of approval, is the entire record prepared for Planning Files CP-17-0002, DP-17-0003, and NR-17-0004.