



# City of Oregon City

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## Staff Report

File Number: PC 20-081

**Agenda Date:** 6/8/2020

**Status:** Agenda Ready

**To:** Planning Commission

**Agenda #:** 3b.

**From:** Sr. Planner Pete Walter

**File Type:** Land Use Item

### **SUBJECT:**

GLUA-19-00052: Application for a 16-bed Expansion to an Existing 38-bed Memory Care Facility at 914 and 950 South End Road.

### **RECOMMENDED ACTION (Motion):**

Approval with Conditions.

### **EXECUTIVE SUMMARY:**

The applicant requests approval for 16-bed expansion of an existing assisted living memory care facility at 914 South End Rd. The property is zoned R-10 Low-Density Residential, and the expansion requires Conditional Use approval. The application includes Site Plan and Design Review, a Minor Variance for lot coverage, and a Property Line Abandonment between parcels 3100 and 3301.

### **BACKGROUND:**

GLUA-19-00052 consists of the following files:

CU-19-00052: Conditional Use

SP-19-00140: Site Plan and Design Review

VAR-19-00015: Minor Variance

LL-19-00008: Lot Line Abandonment

The proposal is for a 16-bed memory care addition at 914 South End Road that will be physically connected to the existing 38-bed facility sited at 950 South End Rd. This will consist of minor alteration of the existing building by adding walls near the kitchen and back-of-house area as proposed. The lots will be combined through a lot line abandonment. The addition will be one-story and approximately 8000 square feet.

The proposed building footprint would exceed the allowable lot coverage for the R-10 Low Density Residential Zone. The applicant is requesting an administrative variance to increase the total lot coverage by 6.2% from the maximum allowed in the R-10 zone from 40% to 46.2%, a 15.5% increase.

The proposed setbacks for the new addition are as follows: rear - 20' 1/8", north side - 10', front - 20' 1/2".

**OPTIONS:**

1. Approve the application with conditions as recommended by Staff in the staff report.
2. Approve the application with any modified conditions recommended by the Planning Commission.
3. Deny the application based on modified findings suggested by the Planning Commission.