



Legislation Details (With Text)

**File #:** PC 19-084    **Version:** 2    **Name:**

**Type:** Land Use Item    **Status:** Agenda Ready

**File created:** 8/19/2019    **In control:** Planning Commission

**On agenda:** 8/26/2019    **Final action:** 8/26/2019

**Title:** Marquis Parking Lot Expansion: GLUA-18-00031 (General Land Use Application), PARK-18-00001 (Parking Adjustment); SP-18-00119 (Site Plan and Design Review) with VAR-18-00002 (Type III Planning Commission Variance)

**Sponsors:** Kelly Reid

**Indexes:**

**Code sections:**

**Attachments:** 1. Commission Report, 2. GLUA-18-00031 Staff Report and Recommendation, 3. Vicinity Map, 4. Applicant's Narrative, 5. Drawings and Plans, 6. Parking Study and Letter, 7. Traffic Study, 8. Neighborhood Meeting Documentation, 9. Drainage Report, 10. Geotech Report, 11. Pre-Application Conference Notes, 12. 120 Extension to November 1st, 2019, 13. Traffic Study Review from John Replinger, 14. Public Comment

Date	Ver.	Action By	Action	Result
8/26/2019	2	Planning Commission	approve	Pass

Marquis Parking Lot Expansion: GLUA-18-00031 (General Land Use Application), PARK-18-00001 (Parking Adjustment); SP-18-00119 (Site Plan and Design Review) with VAR-18-00002 (Type III Planning Commission Variance)

**RECOMMENDED ACTION (Motion):**

Staff recommends approval with conditions.

**BACKGROUND:**

The Marquis Memory Care and Rehabilitation Facility at the corner of Beaver Creek and Molalla Avenue has submitted a request to expand their existing parking lot from 43 to 63 total parking spaces. The proposal exceeds the maximum number of permitted off-street parking spaces, so a Parking Adjustment has been requested. The 69-bed facility was built in the 1960s with parking in front and to the side of the building. The applicant proposes additional parking spaces in front of the building, which requires a variance. The reconfiguration of the parking lot would also relocate the spaces near one of the driveways to improve safety for vehicles entering the parking lot.

The adopted parking maximum for assisted living facilities is one per 5 beds, which would allow for 14 parking spaces at this site. The applicant submitted a parking study indicating that the existing 42-space parking lot is over capacity during midday on weekdays, when staffing levels are at their highest. The applicant also provided information on staffing levels over time, indicating that at peak times, there are 44 staff on site. On site parking is also used for visitor parking. Based on the evidence provided, staff recommends that the applicant be permitted to add a limited number of parking spaces to achieve 58 total spaces rather than the requested 63 spaces. Staff also recommends mitigation in the form of pedestrian amenities for the new parking spaces proposed in front of the building.

City staff have also been working with the applicant to ensure that the site design will be aligned with the planned improvements to Molalla Avenue. The site has two driveways on Molalla Avenue; a condition of approval to limit driveway movements to improve safety is recommended.

**BUDGET IMPACT:**

Amount:

FY(s):

Funding Source: