



## Legislation Text

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File #: PC 20-080, Version: 1

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GLUA-20-00012/CU-20-00001/SP-20-00022: Oregon City Christian Church Conditional Use Permit

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

Staff recommends that the Planning Commission approve Planning Files GLUA-20-00012/CU-20-00001/SP-20-00022 with conditions.

### **BACKGROUND:**

The subject site is located at 1179 South End Road, Oregon City and is zoned R-10. The site is approximately 8.5 acres in size and is developed with the Oregon City Christian Church and associated parking. The applicant has proposed a 14,800 SF recreation building for church and community use, which includes a community meeting rooms, gymnasium, youth group meeting spaces, and associated parking. The building is proposed to be used by the Oregon City Christian Church as well as local youth sports and recreational organizations. Though recreational facilities are a permitted use in the R-10 District, a conditional use permit is required because the proposed recreational building is associated with a religious institution which requires a conditional use permit in the R-10 District.

The applicant is also seeking a modification to building location requirements in OCMC 17.62.055.D. The code requires that new buildings are located near the street in order to encourage interaction between public and private space and pedestrian-friendly developments. Staff is recommending approval of the modification provided that the recreational building is connected to the existing building via a breezeway and a pedestrian plaza is incorporated in the area between the buildings in order to meet the intent of building location standards.

Staff recommends the Planning Commission approve the application with the conditions of approval within the staff report.