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| **File #:** | PC 18-054 | **Version:** 1 | **Name:** | |
| **Type:** | Planning Item | | **Status:** | Passed |
| **File created:** | 4/2/2018 | | **In control:** | Planning Commission |
| **On agenda:** | 4/9/2018 | | **Final action:** | 4/9/2018 |
| **Title:** | CD 18-01: Code Interpretation to Allow Structured Parking on a Pre-Existing Nonconforming Use for Lithia Subaru of Oregon City. | | | |
| **Sponsors:** | Christina Robertson-Gardiner | | | |
| **Indexes:** | | | | |
| **Code sections:** | | | | |
| **Attachments:** | 1. Commission Report, 2. CD 18-01 Staff report, 3. Exhibit 1: Vicinity Map, 4. Exhibit 2: Applicant's Submittal, 5. Exhibit 3: Applicant's Addendum | | | |

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 4/9/2018 | 1 | Planning Commission | approve | Pass |

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 approval of this application.

## 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-exiting 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-exiting 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.

## BUDGET IMPACT:
Amount:
FY(s):
Funding Source: