



Legislation Details (With Text)

File #:	PC 19-033	Version:	1	Name:	
Type:	Land Use Item	Status:		Agenda Ready	
File created:	3/29/2019	In control:		Planning Commission	
On agenda:	4/8/2019	Final action:		4/8/2019	
Title:	GLUA-19-00001 (General Land Use Application), PARK-19-00001 (Parking Adjustment) SP-19-00007 (Site Plan and Design Review), and MP-19-00001 (Minor Partition) for 221 and 202 Molalla Avenue				
Sponsors:	Kelly Reid				
Indexes:					
Code sections:					

Attachments: 1. Commission Report, 2. Staff Report and Recommendation, 3. Exhibit 1. Vicinity Map, 4. Exhibit 2a. Land Use Applications, 5. Exhibit 2b. Narrative, 6. Exhibit 2b (Narrative Addendum), 7. Exhibit 2c. Preliminary Plat, 8. Exhibit 2d. Drawings, 9. Exhibit 2e. Traffic Analysis Letter, 10. Exhibit 2f. Impervious Area Drawing, 11. Exhibit 2g. Shadow Plat, 12. Exhibit 2h. Pre-Application Meeting Notes, 13. Exhibit 2i. Net Leasable SF Floor Plans, 14. Exhibit 2j. Leased Parking Spaces, 15. Exhibit 2k. Parking Lease, 16. Exhibit 2l. Neighborhood Meeting Request & Documentation, 17. Exhibit 3. Public Comment, 18. Exhibit 4. Letter from John Replinger (traffic consultant), 19. Exhibit 2m. Grand Ronde Cultural Resource Rep Letter, 20. Exhibit 2n. SHPO Letter, 21. Exhibit 5. Easement diagram

Date	Ver.	Action By	Action	Result
4/8/2019	1	Planning Commission		

GLUA-19-00001 (General Land Use Application), PARK-19-00001 (Parking Adjustment) SP-19-00007 (Site Plan and Design Review), and MP-19-00001 (Minor Partition) for 221 and 202 Molalla Avenue

RECOMMENDED ACTION (Motion):

Staff recommends the Planning Commission approve files GLUA-19-00001, PARK-19-00001, SP-19-00007, and MP-19-00001 with conditions.

BACKGROUND:

The proposal requests a Minor Partition, Site Plan and Design Review, and a Parking Adjustment. The partition would divide the existing 10,000 square foot lot into two, 5,000 square foot parcels. The existing structure is proposed to remain. A new 10-stall surface parking lot is proposed on the west parcel of the partition. Vehicle access to the new parking lot is proposed via a new driveway and curb cut along Myrtle Street.

The new parking lot will be constructed as an accessory use, serving the parking needs of employees located in the commercial building located across the street at 221 Molalla Avenue. Based on the parking allowances of the Municipal Code, the building is allowed up to 101 parking spaces under the current square footage of net leasable office and retail uses identified in the building.

The commercial development currently utilizes 95 parking spaces: 27 in front of the building, 52 in the existing surface parking lot at the corner of Pearl Street and Molalla Avenue, and 16 leased spaces off-site. The property owner seeks to provide a total of 107 parking spaces, exceeding the maximum allowed parking of 101 spaces; thus a Planning Commission Parking Adjustment is required.

Staff recommends approval of the parking adjustment due to the mixed-use nature of the building and the history of tenants in the building. Approval of the parking lot and the partition is recommended with the conditions listed in the staff report.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: