



Legislation Details (With Text)

File #: PC 19-058 **Version:** 1 **Name:**

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

File created: 6/3/2019 **In control:** Planning Commission

On agenda: 6/10/2019 **Final action:** 6/10/2019

Title: GLUA-19-00006 (General Land Use Application), SP-19-00025 (Site Plan and Design Review), and VAR-19-00001 (Variance)

Sponsors: Dilliana Vassileva

Indexes:

Code sections:

Attachments: 1. Commission Report, 2. Staff Report and Recommendation, 3. Exhibit 1: Vicinity Map, 4. Exhibit 2: Applicant's Narrative and Plans, 5. Exhibit 3: Public Comments, 6. Exhibit 4: Traffic Analysis Letter, 7. Exhibit 5: Letter from John Replinger, 8. Exhibit 6: Landscaping Diagram

Date	Ver.	Action By	Action	Result
6/10/2019	1	Planning Commission		

GLUA-19-00006 (General Land Use Application), SP-19-00025 (Site Plan and Design Review), and VAR-19-00001 (Variance)

RECOMMENDED ACTION (Motion):

Staff recommends the Planning Commission approve files GLUA-19-00006, SP-19-00025, and VAR-19-00001 with conditions.

BACKGROUND:

The applicant is requesting approval of a Site Plan and Design Review application for an approximately 6,500 square-foot cabinet manufacturing building located within the General Industrial District. Additionally, the applicant is requesting a variance to minimum site landscaping.

The subject site is located at the corner of Fir Street and Molalla Avenue and is approximately 5.3 acres in size. The property has split zoning and includes both General Industrial (GI) and General Commercial (C) zoning. All developments must include a minimum of 15% of the lot dedicated to site landscaping, however, within the General Industrial zone, interior parking lot landscaping is not allowed to be counted towards the 15% site landscaping requirement. Without consideration of the interior parking lot landscaping within the General Industrial portion of the site, approximately 11% of the site is landscaped, therefore, a variance to minimum site landscaping is required.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: