



Legislation Text

File #: PC 18-150, **Version:** 1

Expansion to Memory Care Facility at 950 South End Road (Files GLUA-18-00025 / VAR-18-00001 / SP-18-00106 / MD-18-00001 (of CU 14-01))

RECOMMENDED ACTION (Motion):

Approval with Conditions.

BACKGROUND:

This application consists of Minor Site Plan and Design Review, Modification to Conditional Use CU 14-01, Minor Variance for a 7-Bed Expansion to a 31-Bed Assisted Living Memory Care Facility at the NW corner of Amanda Court and South End Road.

The property is located at 950 South End Road, Oregon City, OR 97045 and identified as Clackamas County Map 3-1E-01AD, Tax Lot 3100.

The proposed project consists of making an addition of approximately 529 square feet to the northern side of the existing 31-bed facility and converting a portion of the existing building. This would allow the applicant to add an additional seven (7) beds to the facility, along with the addition of a wheelchair ramp and landing at the rear (west) side of the building and other site modifications in order to comply with Americans with Disabilities Act (ADA) requirements. The addition would result in the building slightly exceeding the maximum 40% lot coverage for the R-10 Single Family Residential zone district, and for this reason the applicant is seeking approval of a minor variance.

As part of the prior Conditional Use approval for the facility (File CU 14-01), a Condition of Approval #28 was added which states: "The applicant's revised site plans as presented at the September 8 Planning Commission public hearing for the basis for the Planning Commission's conditional approval. No modifications to the approved revised site plans may be approved without Planning Commission approval." Therefore this application must be reviewed by the Planning Commission.