



Legislation Text

File #: PC 19-063, **Version:** 1

Public Safety Building: GLUA-19-00011 (General Land Use Application), CI-19-00001 (Code Interpretation), CU-19-00001 (Conditional Use) SP-19-00037 (Site Plan and Design Review), VAR-19-00002 and VAR-19-00003 (Variances) at 1232 Linn Avenue & 698 Warner Parrott Road.

RECOMMENDED ACTION (Motion):

Staff recommends the Planning Commission approve file GLUA-19-00011 with conditions.

BACKGROUND:

The applicant, the Oregon City Police Department, requests a Code Interpretation, Conditional Use, Site Plan Design Review, and two Variances for the proposed Public Safety Building at the former Mt. Pleasant school site.

The property is within the Institutional zone, which allows fire stations as a conditional use, but does not address police stations. Thus, the applicant has requested a code interpretation to consider police stations as a similar use to fire stations. As a conditional use, the proposal is required to demonstrate compliance with the City's comprehensive plan, and various other criteria including traffic, noise, and any other off-site impacts.

The proposed 33,891 square foot one-story building would be located on the northeast side of the site. The applicant proposes two new parking lots, one 90-space lot secure lot for fleet vehicles and employee parking, and one 72-space parking lot accessible for visitors. The school building and outdoor play area, and 12 trees on site are proposed to be removed, while a large portion of the athletic field on the west side of the site will remain as open space. Approval of the demolition of the existing Mt. Pleasant school building has been granted through a separate review.

The new building is oriented east-west with a front entry on the southeast corner. The applicant has requested a variance to allow the building to be oriented with less street frontage than required by code and a variance to allow an alternative façade articulation, transparency, and design. The applicant also requests a modification to building materials standards to be able to use a modern design with metal siding that has no trim or masonry along the bottom edge.

South of the building, along Linn Avenue, the applicant proposes a public plaza of approximately 4,000 square feet and a public lawn of approximately 11,000 square feet. Within the plaza and lawn is public seating, an interpretive display, flag poles, and landscaping. The front entry of the building faces the plaza and includes covered bicycle parking as well.

One of the two driveways along Warner Parrott Road is proposed to be relocated west to provide direct access to the Public Safety Building's parking areas; the other two existing driveways are proposed remain, with the one on Warner Parrott Road reconfigured for full-movement. Another driveway is proposed on Linn Avenue north of the proposed building to provide access only to

employee and fleet vehicles through a secured gate.

The applicant proposes to replace the Linn Avenue sidewalk with a new eight foot sidewalk and five foot planter strip with street trees. Stormwater treatment is proposed through a combination of raingardens and planters within the parking lot areas, and underground detention.

Staff recommends the approval of the code interpretation to consider the police station a conditional use in the Institutional zone. In addition, staff recommends a number of conditions to address tree removal and mitigation, mitigation for the proposed variances, off-street parking, stormwater quantity control, street improvements, pedestrian circulation, sidewalks on Warner Parrott Road, and street trees, among other items.

Staff recommends approval of the proposal with the conditions listed in the staff report.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: