



Legislation Text

File #: PC 19-123, **Version:** 2

Planning Files GLUA-19-00017 (General Land Use Application), SP-19-00053 (Site Plan and Design Review), PARK-19-00002 (Parking Adjustment) - Milner Veterinary Clinic Parking Lot and Parking Adjustment

RECOMMENDED ACTION (Motion):

Staff recommends the Planning Commission deny files GLUA-19-00017, SP-19-00053, PARK-19-00002

BACKGROUND:

The applicant has proposed to construct a new parking lot with 18 off-street parking spaces on the south side of Warner Street, across from the Milner Veterinary Clinic which is located at 1034 Molalla Avenue. The Oregon City Municipal Code includes parking maximums which would allow for a maximum of 15 parking stalls for the Milner Veterinary Clinic. The subject site is already developed with a 21-stall parking lot, exceeding the maximum allowed by the code, however, the applicant has identified that the existing parking lot does not meet the parking needed by the clinic staff and clients and has requested approval of a Planning Commission Parking Adjustment in order to construct an additional 18-stall parking lot for a total of 39 off-street parking stalls.

The applicant has submitted a parking analysis of on-street parking availability on the frontage of the Milner Veterinary Clinic, and details on the parking needed by the clinic's staff and clients to demonstrate that the veterinary clinic requires more parking than the maximum allowed by the Oregon City Municipal Code. Though the applicant has demonstrated that the clinic requires more parking than the 15 maximum parking stalls allowed by the code, the applicant has not provided adequate justification for a total of 39 parking stalls.

Additionally, the Oregon City Municipal Code allows for on-street parking within 600 feet of the subject site to be considered when evaluating availability of on-street parking. The on-street availability analysis submitted by the applicant only evaluates availability of on-street parking along the Milner Veterinary Clinic's frontage. When taking into consideration on-street parking within 600 feet of the site, there are approximately 130 on-street parking spaces in the vicinity of the Milner Veterinary Clinic.

Though the applicant has demonstrated that the clinic requires more parking than the 15 maximum parking stalls allowed by the Oregon City Municipal Code, the applicant has not provided justification for 39 total off-street parking stalls, and it appears that any additional parking needs can be accommodated with the ample on-street parking in the vicinity of the clinic.

Staff is recommending denial of the application. If the Planning Commission does not take staff's recommendation and makes findings for approval of the application, staff recommends the conditions of approval found in the staff report.

