

August 23, 2022 Planning Commission Meeting

Docket PDA 3-22, LFW 1-22, L 6-22, MP 1-22

SW Corner of Booth Bend Rd and Hwy 99

Agenda Item 8a. Packet PDF Page 195.

PDA 3-22, LFW 1-22, L 6-22, MP 1-22

- **This item as consideration of Ordinance No. 5122, approving the following applications with conditions.**
- **Multiple applications in conjunction with development of a Burger King restaurant with drive-through.**
 - **PDA 3-22.** Planned Development Amendment
 - **LFW 1-22.** Large Format Commercial Review with Waivers
 - **L 6-22.** Landscape Plan
 - **MP 1-22.** Partition a 1.8-acre parcel into 2 parcels: 0.94 ac. & 0.86 ac.
 - Applications reviewed together following process of application with most opportunity for public involvement.

PDA 3-22, LFW 1-22, L 6-22, MP 1-22

- **This is a quasi-judicial action following the procedures in Section 17.72.130 of the Zoning Ordinance.**
 - The City Council makes the final decision following a recommendation from the Planning Commission.
 - The City Council may make a decision based on the record and Planning Commission recommendation or may call for a public hearing.

Criteria

- **Zoning Ordinance:**

- PDA 3-22: 17.74.070
- LFW 1-22: 17.56.050, 17.56.040(D)
- L 6-22: 17.57.070
- MP 1-22: 17.53.060, 17.53.100-153

- **Comprehensive Plan: Goals and Policies**

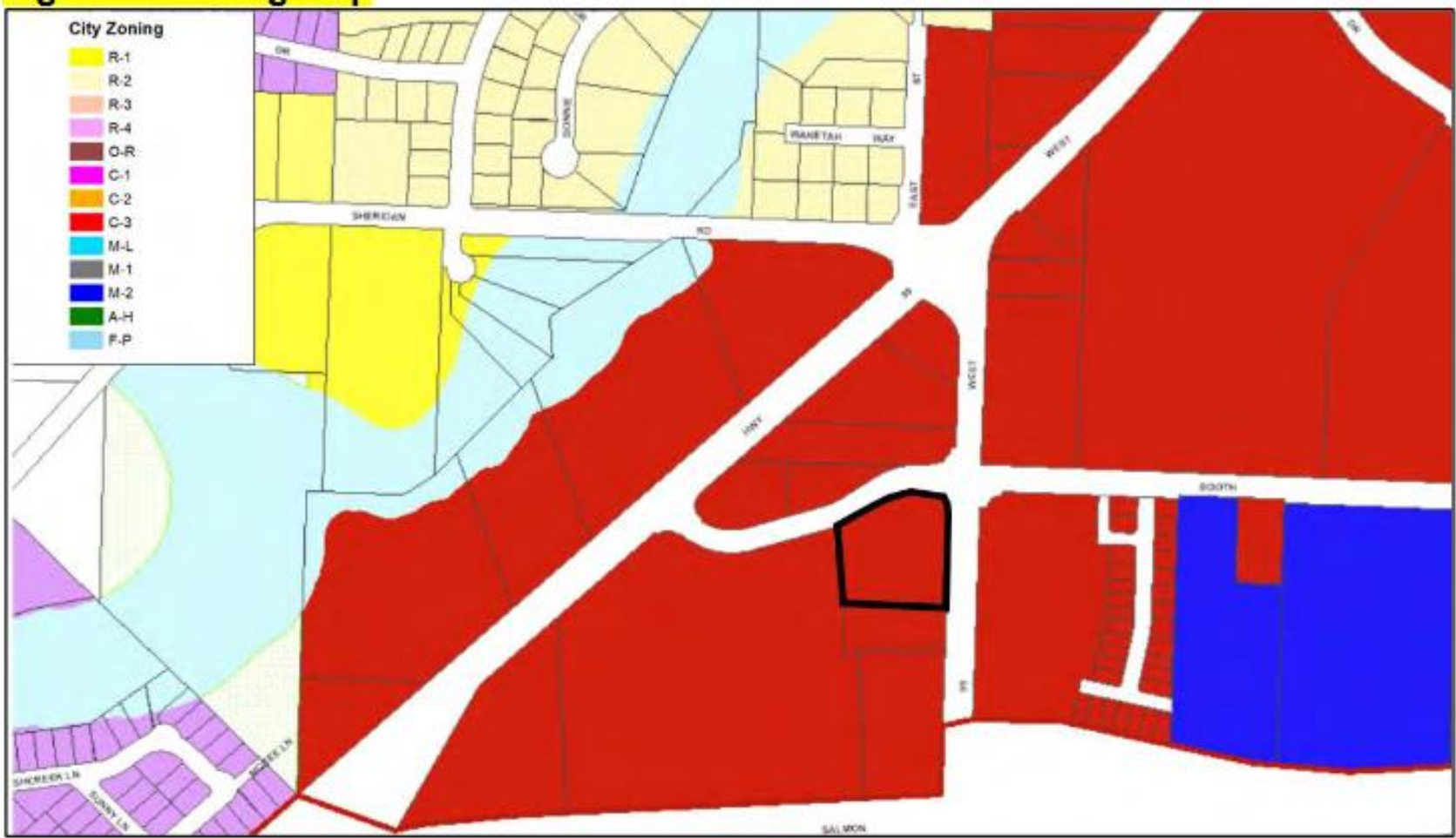
- Applicable Goals and Policies (applicable to all applications)

Recommendation

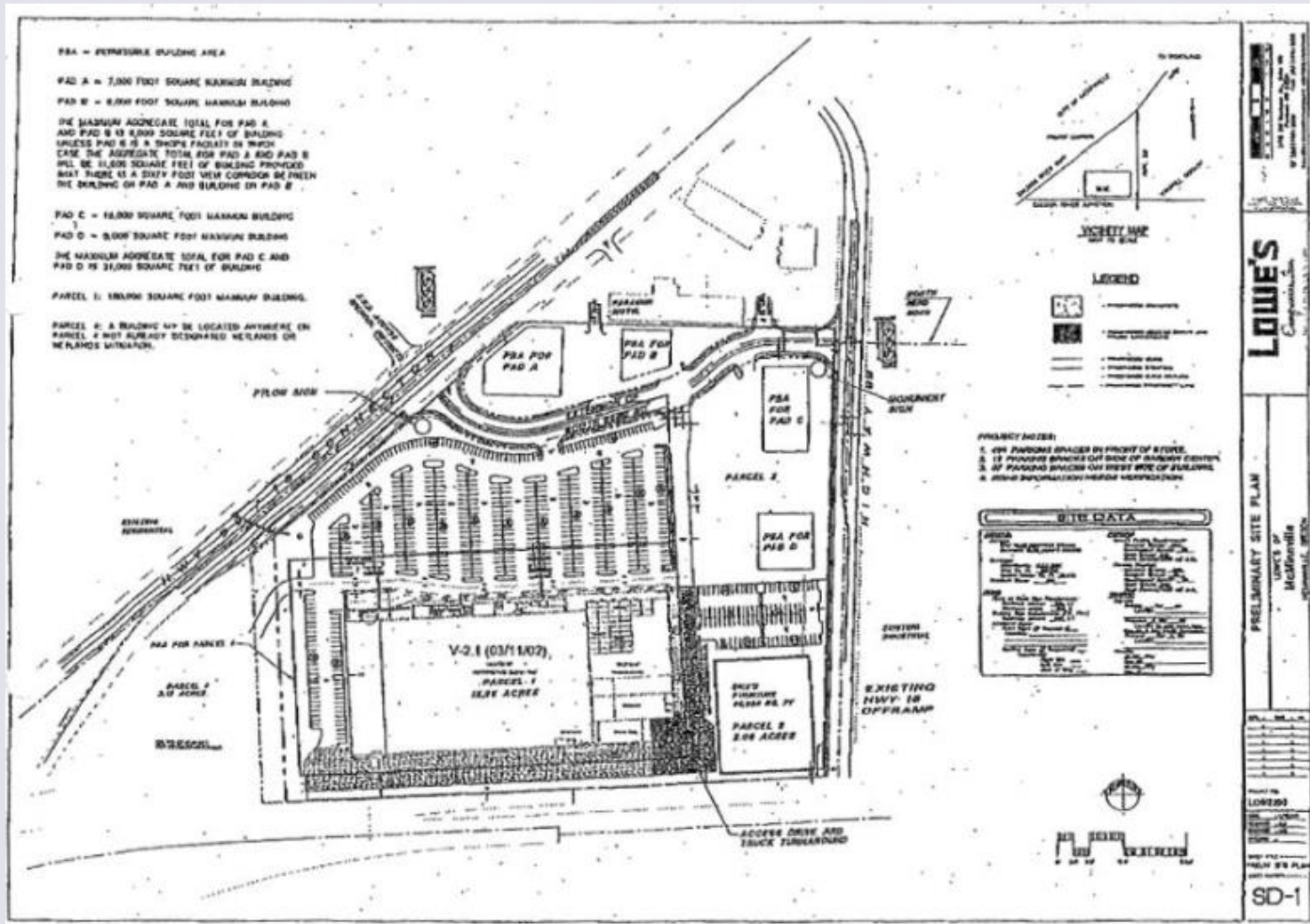
Recommendation:

- The Planning Commission held a public hearing on July 21, 2022.
- The Planning Commission found that the **applicable criteria are satisfied with conditions**, based on the information in the record and the findings provided in the decision document.
- Therefore, the Planning Commission **recommended approval with conditions** in Section II of Decision Document.

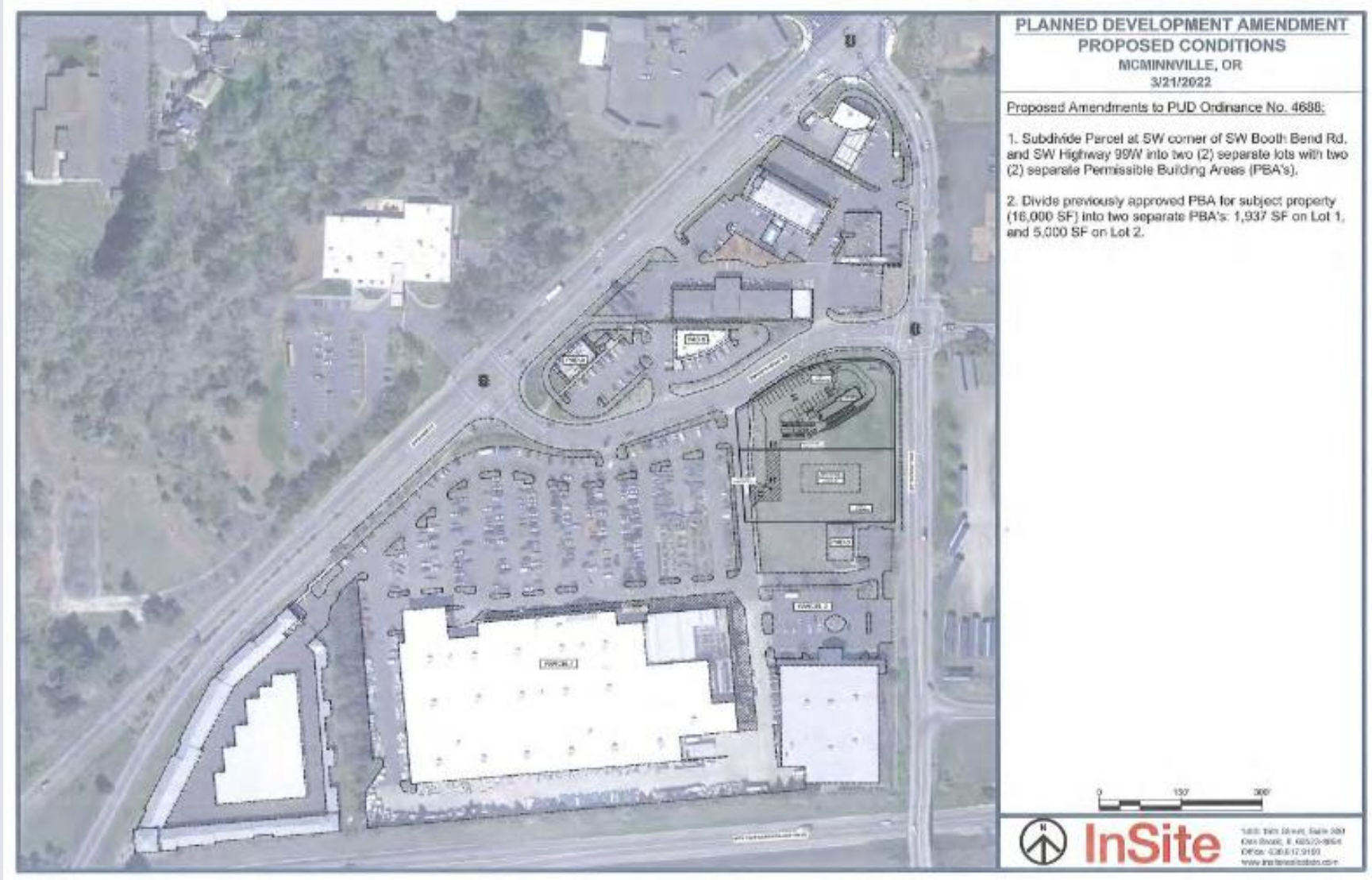
Zoning Map



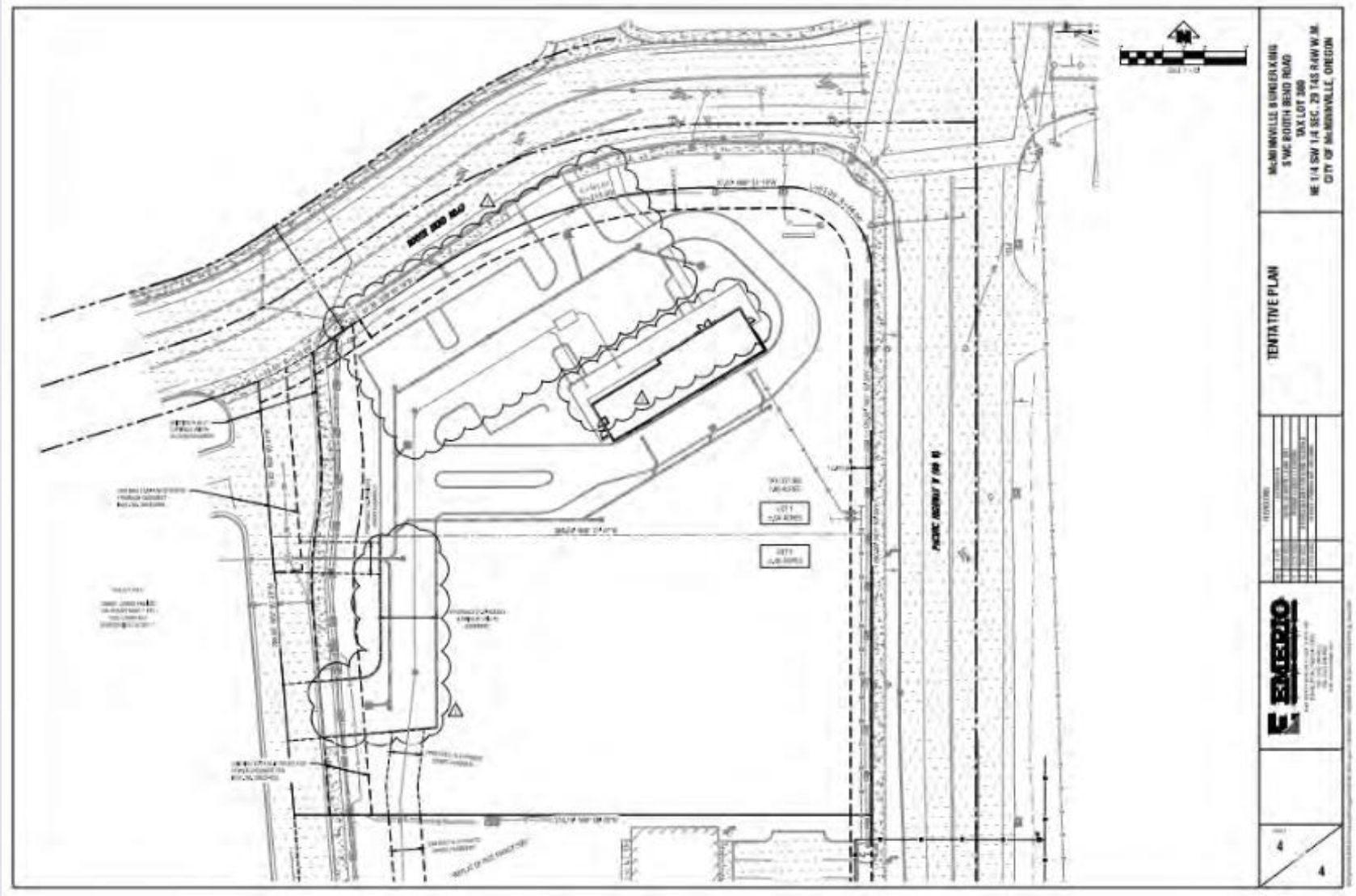
Existing/Approved PD Master Plan



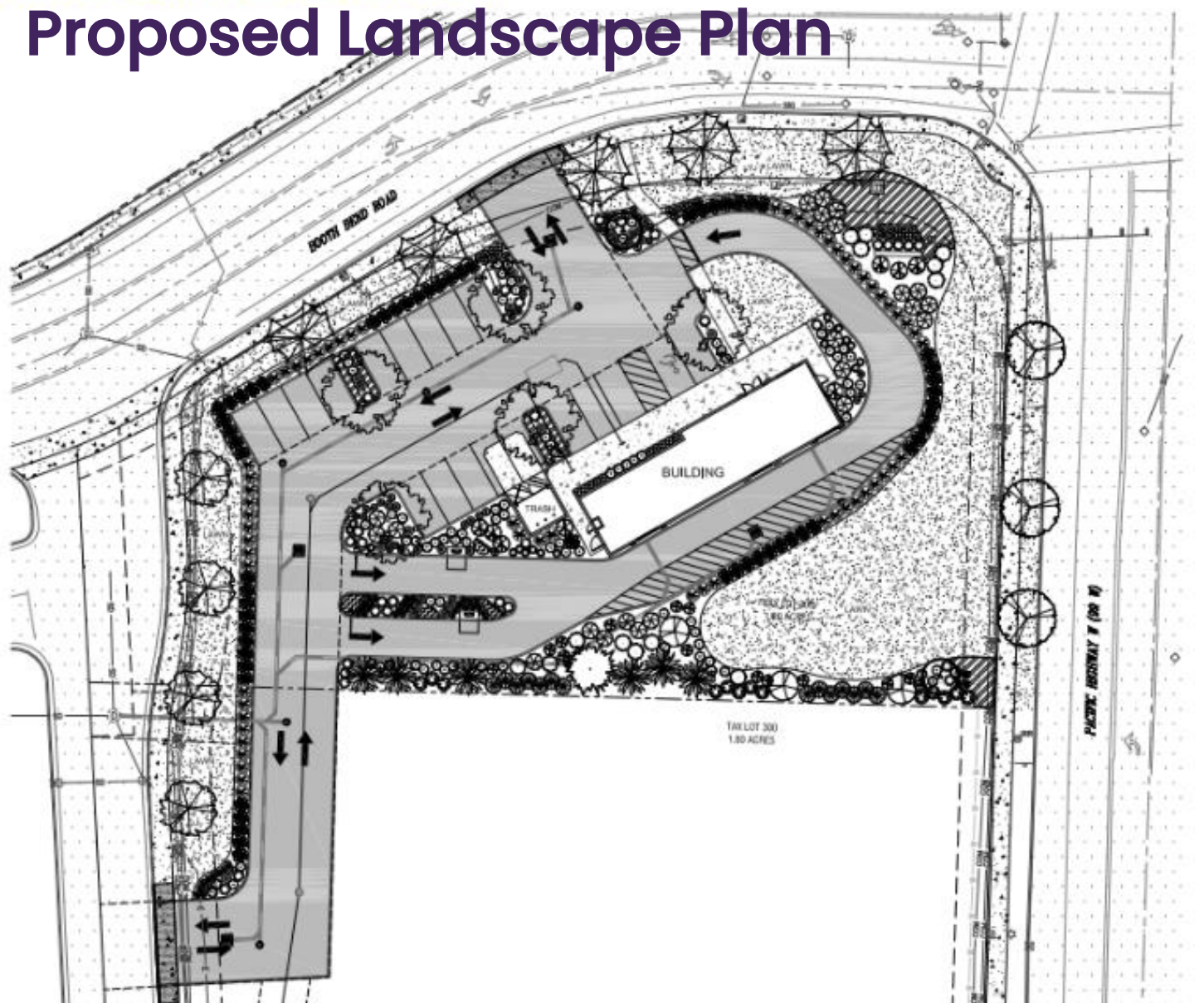
Proposed PD Master Plan



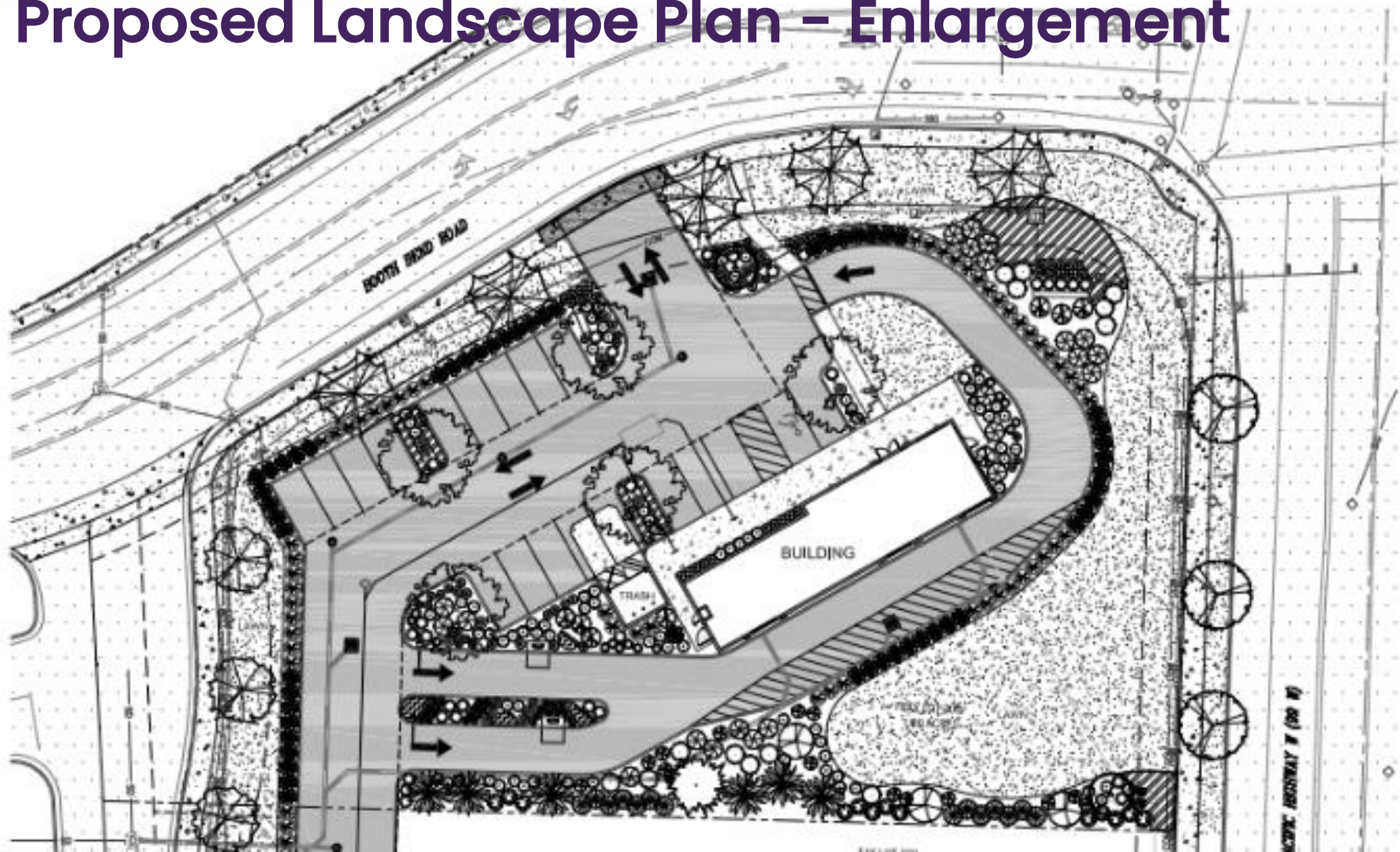
Proposed Partition Tentative Plan



Proposed Landscape Plan

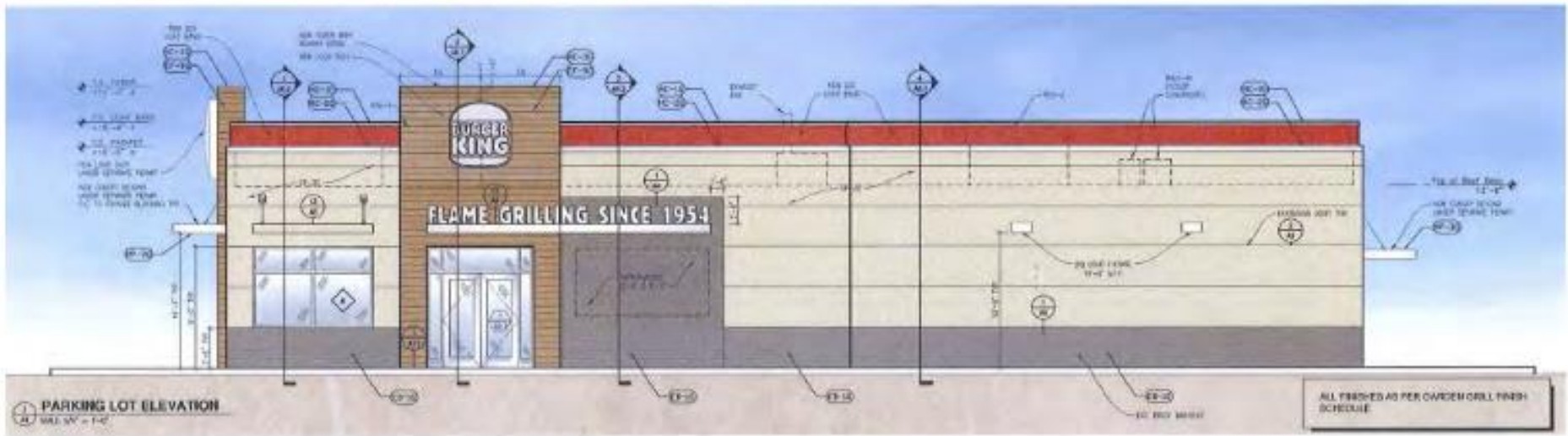
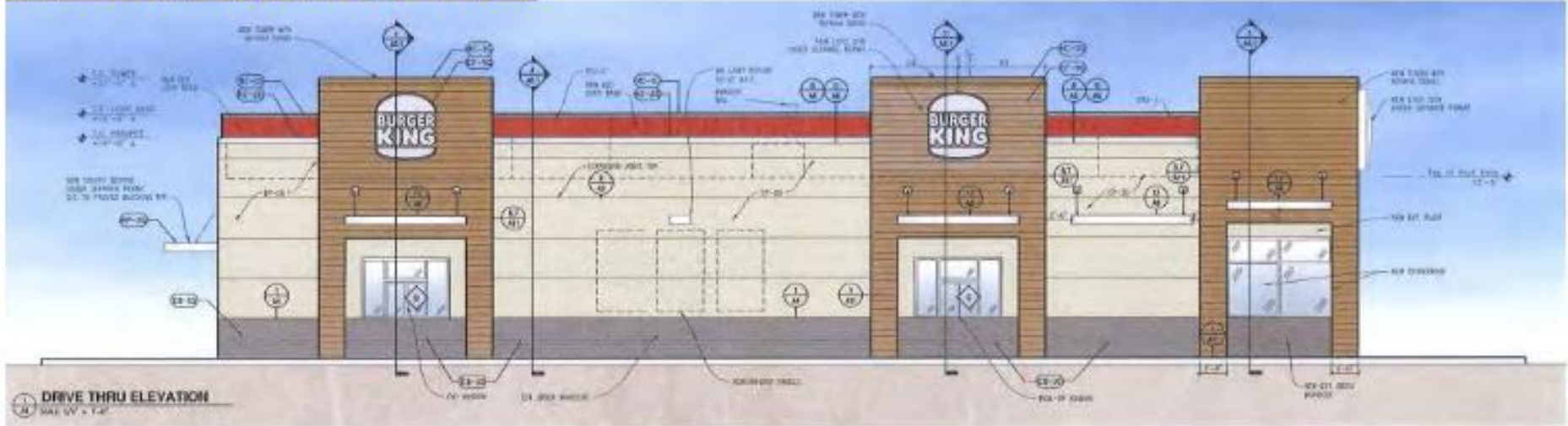


Proposed Landscape Plan - Enlargement

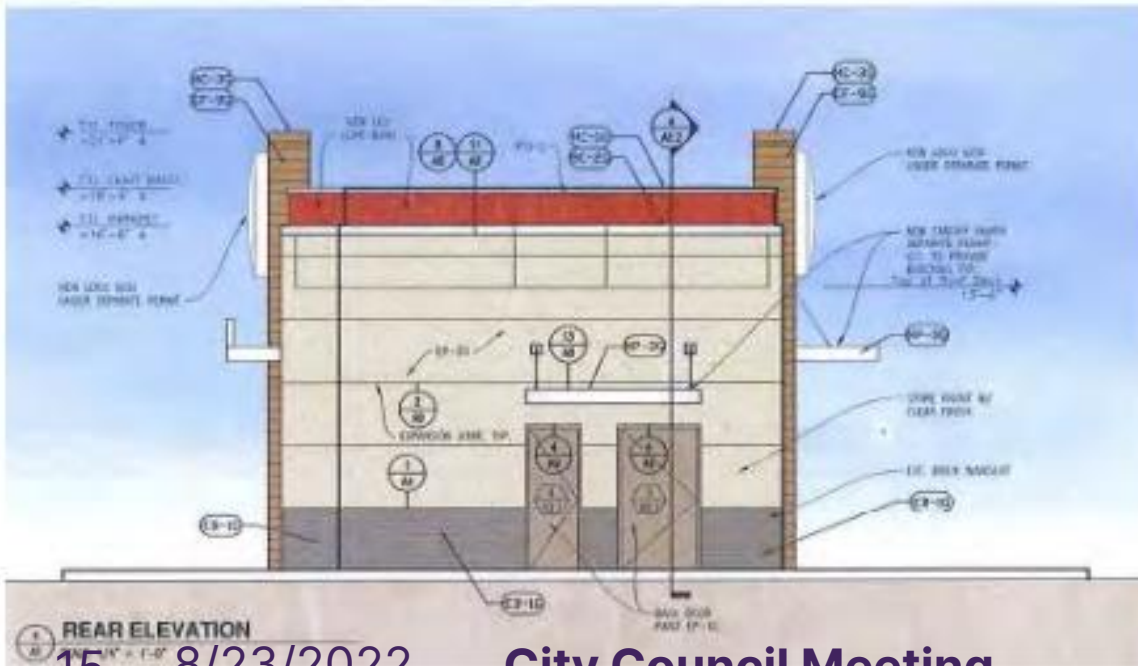


Proposed Elevations

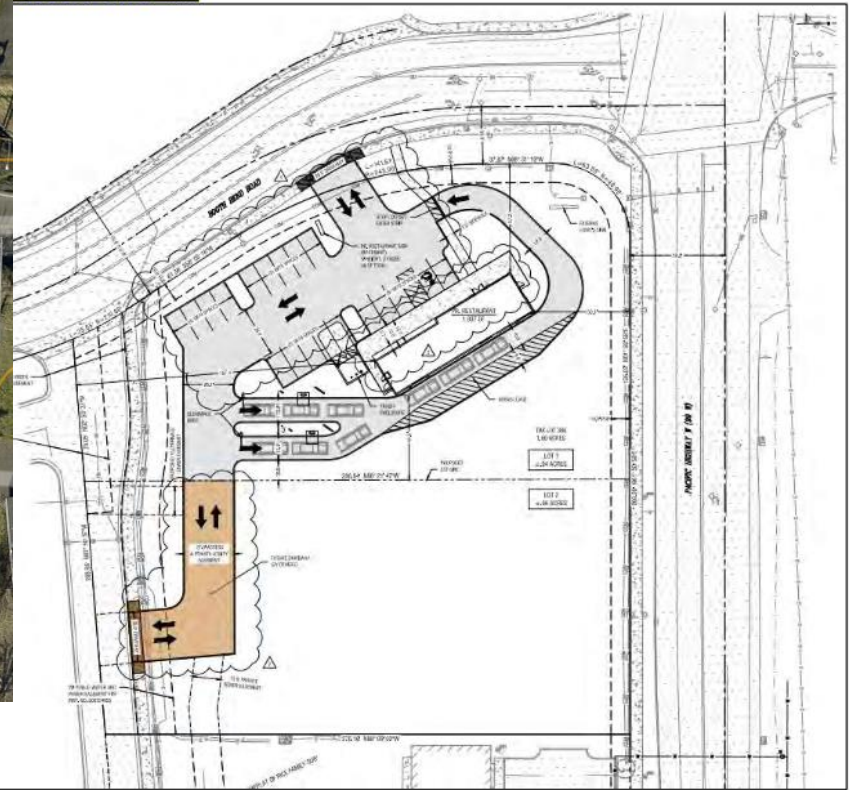
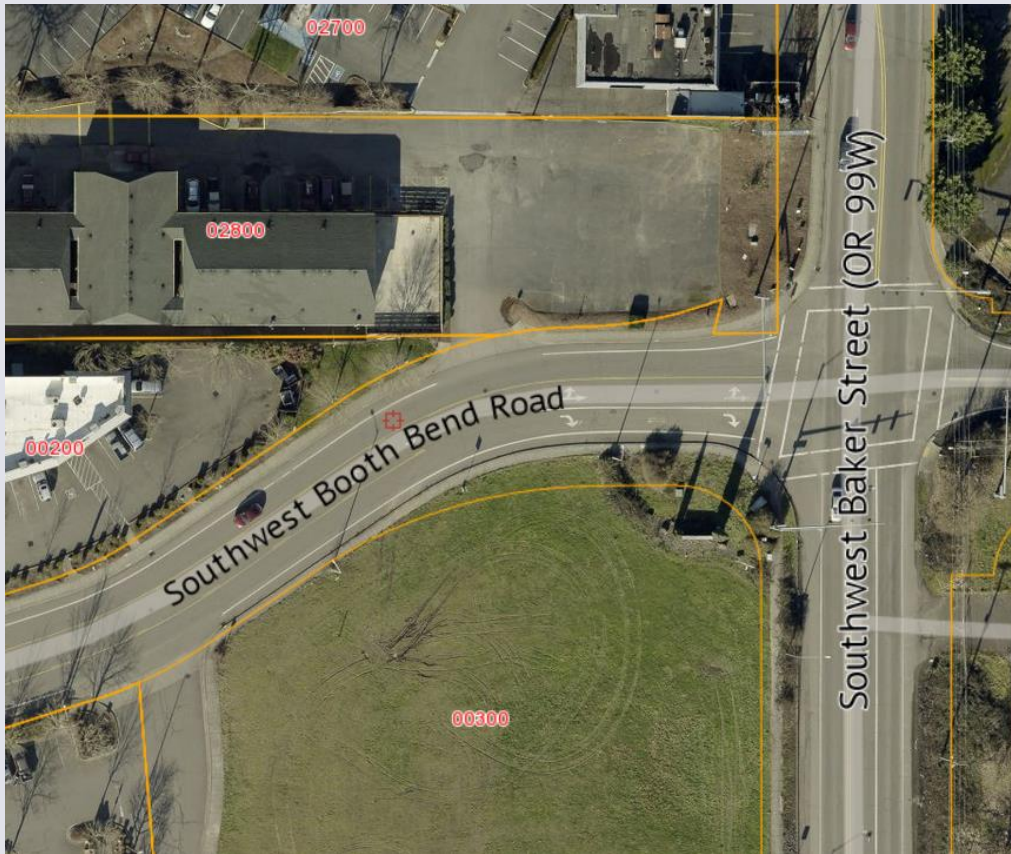
Applicant's Proposed Elevations



Proposed Elevations

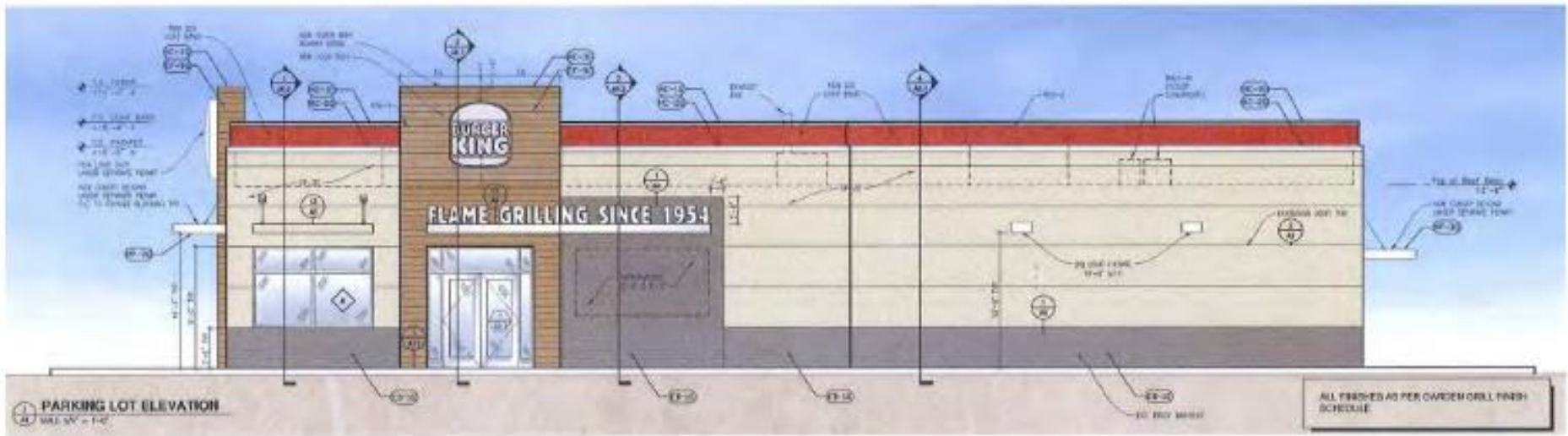
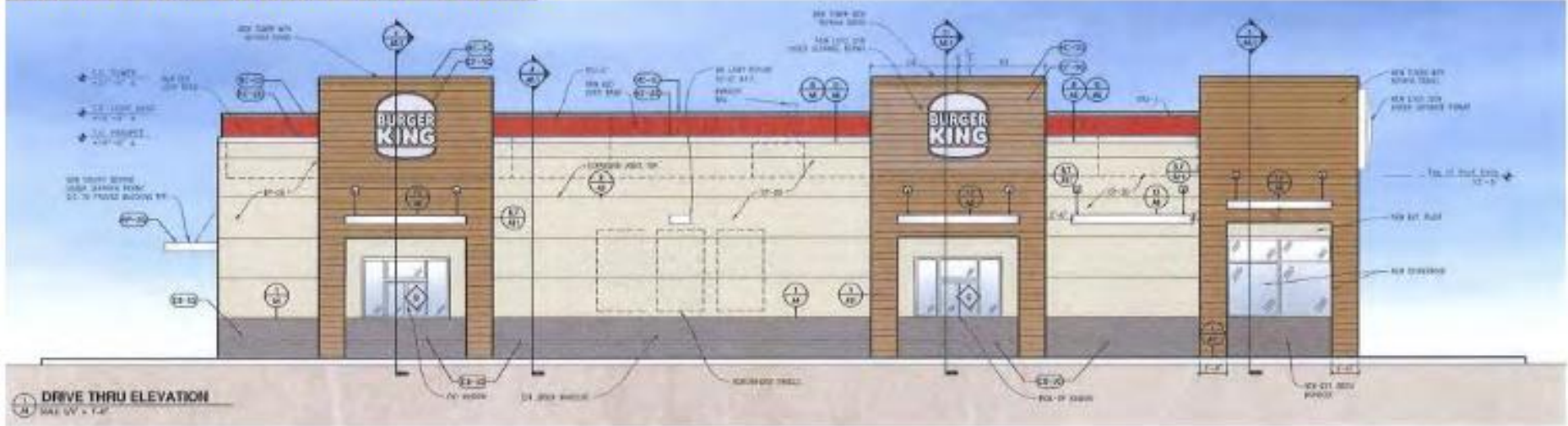


Key Issues/Conditions



Key Issues/Conditions

Applicant's Proposed Elevations



Thank you!

Recommendation:

- The Planning Commission found the applicable criteria are satisfied with conditions and **recommends approval** of the applications **subject to the conditions** in Section II of the Decision Document.
- Consistent with the Planning Commission recommendation, staff recommends adoption of Ordinance No. 5122.
- Questions for staff?