

Conditional Use

CU 3-20

2270 NE McDaniel Lane

Planning Commission – Public Hearing
August 20, 2020

PLANNING COMMISSION. 08.20.20



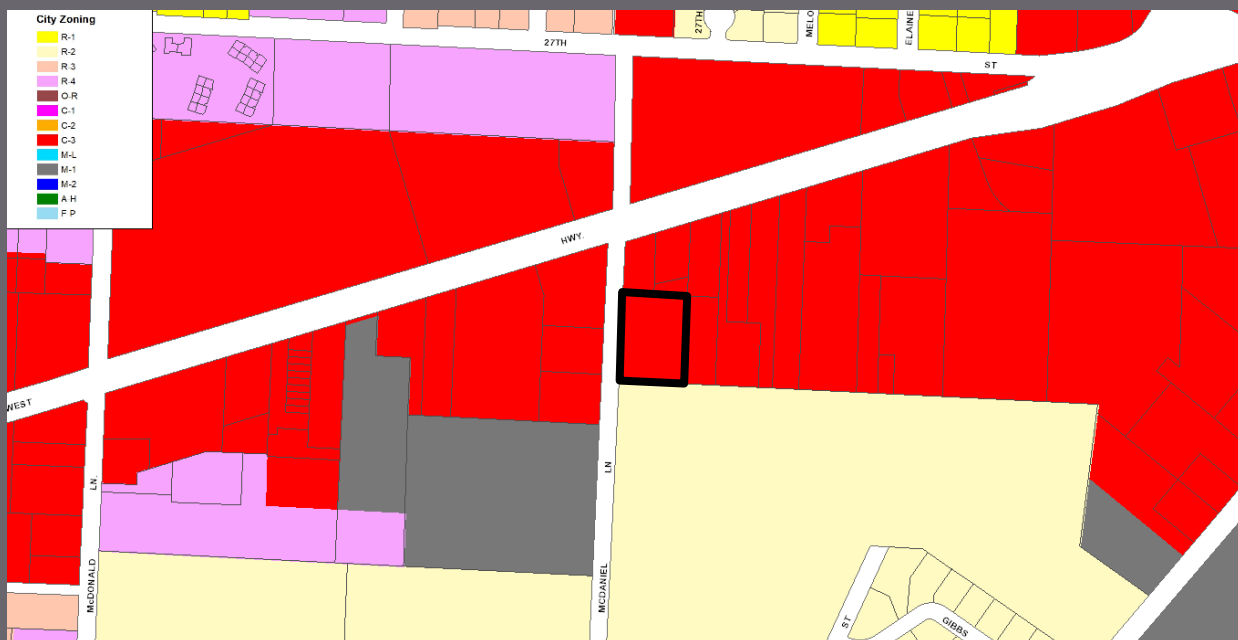
SITE LOCATION



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CONDITIONAL USES – C-3 ZONE



17.33.020 Conditional uses. In a C-3 zone, the following uses and their accessory uses may be permitted subject to the provisions of Chapters 17.72 and 17.74:

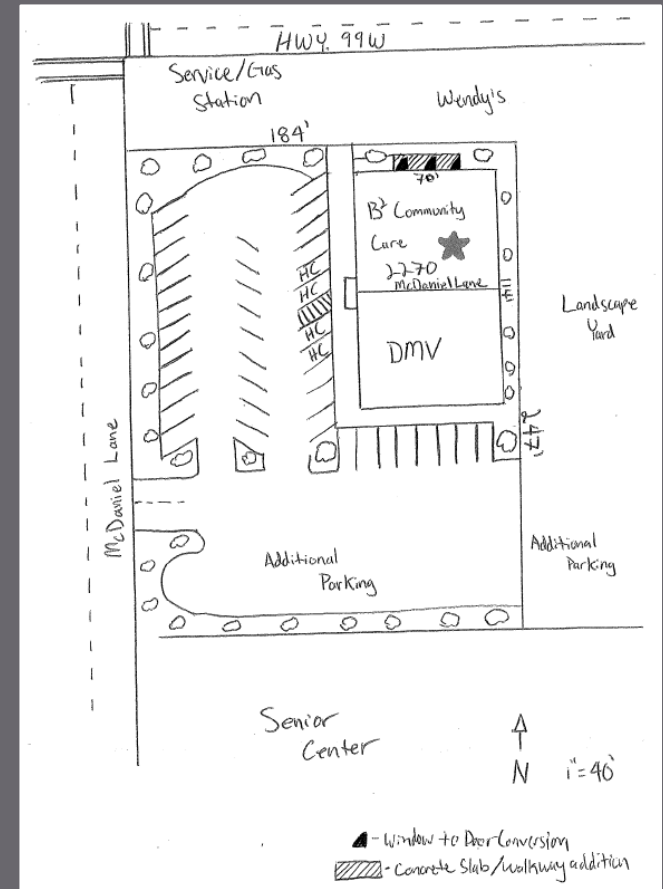
- A. Day care facility;
- B. Social relief facility, when the following situations exist:
 1. The structure is not used as a residence by the operators, and/or
 2. Six or more people unrelated to the operator reside at the home at any one time.
- C. Residential care facility;
- D. Public or private school;
- E. Public transportation passenger terminal;

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CONDITIONAL USE REQUEST

- Approval of a conditional use permit to allow for the operation of an adult daycare facility
- The facility would provide services to developmentally disabled adults
 - Daily task assistance
 - Community outings/integration
 - Socialization



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CONDITIONAL USE REVIEW CRITERIA

- B. That the location, size, design, and operating characteristics of the proposed development are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relative impact of the development;
- Minimal changes to existing structure - 3 windows converted to egress doors, no change to building scale, bulk, coverage
 - Operations – applicant proposes integrating clients into the surrounding community, and utilizing nearby park and businesses; provide all transportation for clients and outings

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SITE DESIGN & OPERATIONS



Existing building form to remain unchanged



North side of building
where doors will be added

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CONDITIONAL USE REVIEW CRITERIA

- C. That the development will cause no significant adverse impact on the livability, value, or appropriate development of abutting properties of the surrounding area when compared to the impact of permitted development that is not classified as conditional;
- General Commercial zone permits a wide range of uses – some that would be more impactful on the surrounding area than the proposed adult daycare facility
- Clients would be integrated into the surrounding area with positive benefits

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CONDITIONAL USE REVIEW CRITERIA

- D. *The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants;*
- No major changes to existing structure or site visible to the public
- E. *The proposal will preserve environmental assets of particular interest to the community;*
- No significant environmental assets on site
- F. *The applicant has a bona fide intent and capability to develop and use the land as proposed and has no inappropriate purpose for submitting the proposal, such as to artificially alter property values for speculative purposes.*
- Applicant signed a lease pending CU permit approval

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CONDITIONS ALLOWED

- 17.74.040 – Placing Conditions on a Conditional Use Permit
- Conditions may include the following:
 - A. Limiting the manner in which the use is conducted including restrictions on the time a certain activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare, and odor;
 - C. Limiting the height, size, or location of a building or other structure;
 - D. Designating the size, number, location and nature of vehicle access points;
 - G. Limiting or otherwise designating the number, size, location, height and lighting of signs;
 - I. Requiring diking, screening, landscaping, or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance;
 - J. Designating the size, height, location, and materials for a fence;
 - K. Protecting and preserving existing trees, vegetation, water resource, wildlife habitat, or other significant natural resource;

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SUGGESTED CONDITIONS

1. Prior to the issuance of building permits, the applicant shall coordinate with McMinnville Water & Light to determine if an additional water meter and/or backflow prevention is required.

Applicant is adaptively re-using an existing commercial structure and commercial property, is compatible with surrounding properties and uses, and causes no significant adverse impact on the livability, value, or appropriate development of the surrounding area:

- Staff does not recommend any further conditions to protect the best interest of the surrounding area or the community as a whole.

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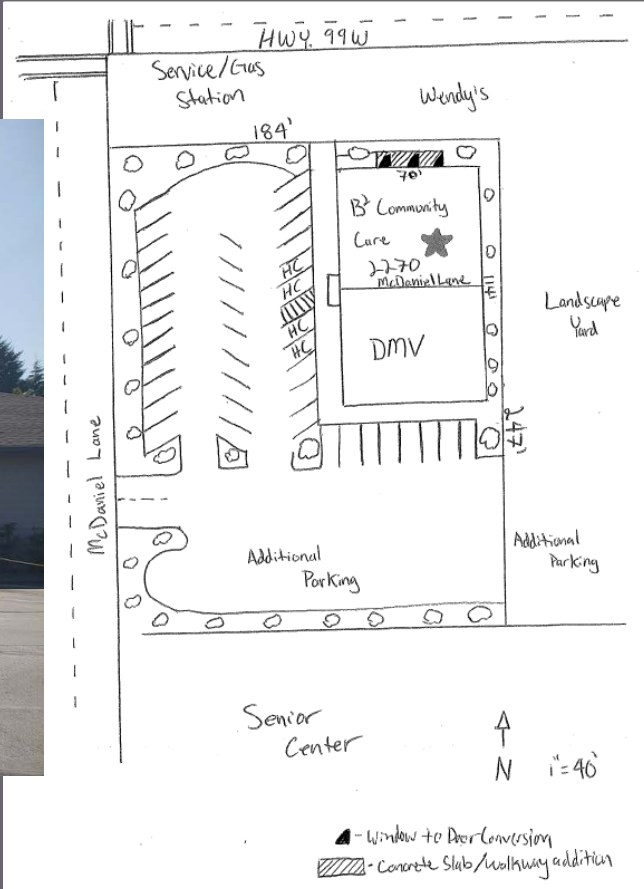
STAFF RECOMMENDATION

- Approval of Conditional Use with Conditions outlined in Decision Document
- Planning Commission action would be a *final action*, unless appealed to City Council

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QUESTIONS?



▲ - Window to Door Conversion
▨ - Concrete Slab/Walkway addition

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