

STAFF REPORT

PLANNING DIRECTOR DECISION

DATE: May 24, 2011

FILE NO.: DR-11-04 (Planning Directors Decision)

REQUEST: Class I Design Review for a new outdoor trash compactor and surrounding fencing at Cedaroak Primary School at 4515 Cedaroak Drive

PLANNER: Tom Soppe, Associate Planner

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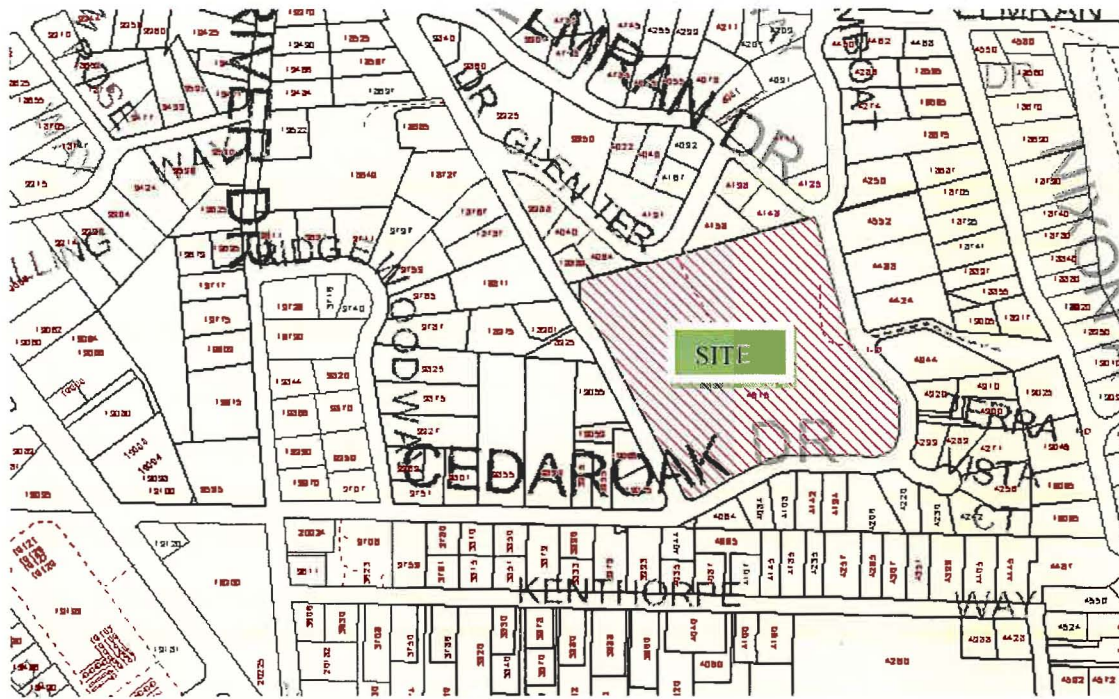
SPECIFIC DATA

OWNER:	West Linn-Wilsonville School District, 22210 SW Stafford Rd., Tualatin, OR 97062
APPLICANT/ CONSULTANT:	Travis Butler, Dull Olson Weekes Architects, 907 SW Stark St., Portland, OR 97205
SITE LOCATION:	4515 Cedaroak Drive
SITE SIZE:	11.2 acres
LEGAL DESCRIPTION:	Assessor's Map 2S-1E-24BA Tax Lot 1800
ZONING:	R-10
COMP PLAN DESIGNATION:	Low Density Residential
APPROVAL CRITERIA:	CDC Chapter 55 Design Review; Chapter 11, Single-Family Residential Detached, R-10
120-DAY RULE:	The application became complete on May 3, 2011. The 120-day period therefore ends on August 31, 2011.
PUBLIC NOTICE:	Notice was mailed to property owners within 100 feet of the subject property and the Robinwood Neighborhood Association on May 10, 2011. The notice was also posted on the City's website. Therefore, public notice requirements of Community Development Code Chapter 99 have been met.

BACKGROUND

The subject property is shown with red hatch lines on the following map. It is an R-10 zoned parcel located in the Robinwood neighborhood. It is located on a curved section of Cedaroak Drive, so this street borders the site to both the east and north. The front entrance to the school faces the east section of Cedaroak Drive, and the parking lot accesses this section of the street also. Therefore the front of the site is the east side. Trillium Drive borders the rear or west side of the site. Single-family houses are across the streets on these three sides, and border the site to the north. A curve of Glen Terrace tangentially borders part of the north side of the site as well. Cedaroak Primary School has been on this site since the 1950's. It has been expanded and modified with Conditional Use and Design Review permits through the years, the most recent for a

library expansion that is currently being built (file CUP-10-01/DR-10-02/VAR-10-03/MISC-10-05, approval effective July 2010). The library addition will be on the east side of the building, whereas the proposed trash compactor will be on the west side of the building. This proposed west side compactor location is just south of the outdoor amphitheater also proposed and approved as part of file CUP-10-01/DR-10-02/VAR-10-03/MISC-10-05.



Vicinity Map

Site Conditions. The 1-story school building takes up much of the central, east-central, and northeastern parts of the site. The parking lot is along the north and east edges of the building, between the building and the boundaries of the site. The south sections of the site consist of playing fields. The playground area is west of the building and north of the playing fields, in the central area of the site. Northwest of this in the north-central area of the site is a drainageway corridor lined with trees on both sides. The drainageway begins at this point on site and drains out of the site to the north. Another relatively natural area of the site is located west of this, in the northwest corner of the site. A mixture of trees and grass are located here. South of this area and north of the playing fields are a set of tennis courts.

Project Description. The applicant proposes to install a trash compactor just west of the west end of the building. This is just north of the playground area and southeast of the drainageway corridor. The compactor will be on a cement slab and will be surrounded by fencing. The compactor, associated fencing and slab, and newly graveled area to the north of these will be located just west of a group of small trees along the west edge of the

building's south wing. This location is well within the site on all sides. The fenced area of the trash compactor is proposed to be 14 by 17 feet.



Vicinity/Zoning Map (Light Yellow is R-10 District; Red is General Commercial)

Surrounding Land Use. The site is both in and surrounded by the R-10 zone, with single-family residential uses throughout the surrounding area. As can be seen on the Vicinity/Zoning Map above, there are other uses and zones several blocks away.

Table 1 Surrounding Land Use and Zoning

DIRECTION FROM SITE	LAND USE	ZONING
North	Single-family residential	R-10
East	Single-family residential	R-10
South	Single-family residential.	R-10
West	Single-family residential	R-10

Source: West Linn GIS, 2011

Approval Criteria. As a feature including new fences, this proposal requires Class I Design Review approval per CDC 55.020(C), using the criteria of 55.090. The site is in the R-10 zone, so Chapter 11 criteria also apply.

PUBLIC COMMENTS

No public comments have been received as of the publishing of this staff report.

RECOMMENDATION

Based on findings contained in the applicant's submittal in the City record and the staff findings, there are sufficient grounds to **approve** this application (DR-11-04) subject to the following conditions of approval:

1. Tentative Plan. The improvements shall conform to the Site Plan on Page 26 of Exhibit PD-4, dated April 18, 2011, except as modified by these conditions of approval.
2. Distance from Drainageway. Any new gravel or cement slab installed beyond the existing graveled area shall be at least 50 feet from the drainageway northwest of the compactor area. Any new structure such as the fencing or compactor shall be at least 65 feet from this drainageway.
3. Hours of operation. The compactor shall only be operated between the hours of 8:00 AM and 5:00 PM on weekdays.

I declare to have no interest in the outcome of this decision due to some past or present involvement with the applicant, the subject property, or surrounding properties, and therefore, can render an impartial decision. The provisions of the Community Development Code Chapter 99 have been met.


JOHN SONNEN, Planning Director

May 24, 2011
DATE

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. The appeal must be filed by an individual who has established standing by submitting comments prior to or on May 24, 2011.

Mailed this 25th day of May, 2011.
Therefore, the 14-day appeal period ends at 5 p.m., on

June 8, 2011.