

Memorandum

Date: May 6, 2009

To: City Council

From: Chris Kerr, Acting Planning Director

Subject: Holiday Inn Express - Supplemental information regarding square footage calculations (CUP-09-01 and AP-09-02)

Staff is providing the following information to supplement the records for CUP-09-01 and AP-09-02. On the "Impact of Zone Change" page of their Power Point presentation, the applicant states that there is 19,176 square feet of buildable land on site. This refers to the amount of square footage outside the water resource transition area on site, meaning the figure does not include the additional 5,000 that may be allowed by the hardship provisions of CDC 32.090; and, without the additional square footage requested under the variance (Chapter 75). To clarify, under the provisions of CDC 32.090, there could be 24,176 square feet of buildable area on site without a variance per the applicant's calculations.

Additionally staff Finding 49 of the staff report to Planning Commission for DR-08-01/VAR-08-01/WAP-08-01 states that there is 0.17 acres of non-transition area acreage on site, which in addition to the 5,000 allowed by 32.090 in the transition area would mean 12-13,000 square feet of buildable area total. The discrepancy between Staff's estimated buildable area and the one provided by the applicant can be explained by the fact that staff's estimate of the acreage was made before the applicant provided a more exact calculation of the square footage inside and outside of the drainageway transition area. Staff's figure was an estimate that had to be made from City GIS calculations and measurements made with a scale on the applicant's submitted paper plans, whereas the applicant's subsequent calculations were presumably made with AutoCad or another more accurate electronic program that staff does not have access to. The applicant's designation of the transition area line in appears accurate to staff, and this is the one that should be utilized for the record.

For the purposes of analyzing the requested variance, on the next page is a table comparing the application's proposed development area to the developed area of other existing commercial properties in the greater 8th Court/Willamette Falls Drive area east of 10th Street. 21890 Willamette Drive, a commercial property in the Bolton neighborhood, is also included in the table at the request of a City Council member. The developed square footage reported for each address (except the subject site) is approximate and based on staff estimates using City GIS aerials. The total site square footage is taken from the square feet field of City GIS.

ADDRESS	USE	APPROXIMATE DEVELOPED SQUARE FOOTAGE	SITE SQUARE FOOTAGE	APPROXIMATE PERCENTAGE OF SITE DEVELOPED
2400-50 Willamette Falls Drive	Proposed Holiday Inn Express	31,547 proposed	68,669	45.9%
2500 Willamette Falls Drive	Curves gym, other offices	16,600	24,744	67.1%
2350 Willamette Falls Drive	W. Linn Law Center & Professional Building	10,800	30,209	35.8%
2320 Willamette Falls Drive	Cell tower and small commercial building	14,100	27,235	51.8%
2180 8 th Court	Shari's	34,600	45,491	76.1%
2175 8 th Court	Oil Can Henry's	6,105	7,900	77.3%
2165 8 th Court	Willamette Car Wash	16,000	19,781	80.9%
2115 8 th Court	Chevron	25,300	28,400	89.1%
2110-70 8 th Court	Florist, salon, insurance, coffee house	23,500	24,527	95.8%
2100 8 th Court	McDonald's	32,000	33,069	96.8%
1673 10 th Street	Willamette Community med/dental	10,800	13,715	78.7%
21890 Willamette Drive	Vacant office building	21,500	27,600	77.9%

Please note that although the aforementioned Power Point refers to the "Impact of Zone Change", pre-application conference notes show that the 100-foot setback was already in place per the CDC on site at the time of the conference and was already related to the applicant at that time. As with any application, the standards used are those that are in place at the time of the application, which in this case is the 100-foot setback from the creek (or 50 feet from the edge of wetland, whichever is greater), which have applied to this site per the CDC since before the 2007 pre-application conference.

Cc: Chris Jordan; City Manager
 Planning file