



LAND USE PRE-APPLICATION CONFERENCE

Thursday, July 20, 2017

City Hall
22500 Salamo Road

Willamette Conference Room

11:00 am Proposed 6,000 square foot addition to skilled nursing facility with no change in the number of existing beds.

Applicant: Robin Scholetzky - UrbanLens Planning

Subject Property Address: 2330 Debok Road

Neighborhood Assn: Willamette

Planner: Peter Spir

Project #: PA-17-31





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE: 7/20/17	TIME: 11:00	PROJECT #: PA-17-31
STAFF CONTACT: Peter Spar		FEE: 1,000

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 2330 Debok Road, West Linn

Brief Description of Proposal: 6,000 square foot addition to skilled nursing facility. See attached for additional detail and questions.

Applicant's Name: Robin Scholetzky, UrbanLens Planning

Mailing Address: 2744 SE 34th Avenue Oregon 97202

Phone No: () 971-706-8720 Email Address: robin@urbanlensplanning.net

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal:
See attached

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Waldroff _____ Date 6/30/17
Property owner's signature

1800 Blankenship, #475, West Linn, OR 97068
Property owner's mailing address (if different from above)

Memorandum

To: City of West Linn, Planning
From: Robin Scholetzky, Principal, UrbanLens Planning
Date: July 5, 2017
Re: Rose Linn Care Center PreApplication Statement

This Memorandum provides an overview of the land use issues associated with the remodeling and addition associated with the Rose Linn Care Center. Based on conversations with City staff, we believe that we will be providing a Class III Design Review Application for review by the City of West Linn.

Site Information

Address: 2330 Debok Road Oregon
Taxlot ID #: 21E35BC03000 and 21E35BC02900
2.33 acres/101,494 square feet

Project Summary

An addition to an existing skilled nursing facility of approximately 6,000 square feet as part of the ground floor. There will be a net zero change in the total number of beds as a result of converting some existing 3-bed units into singles and doubles. Total bed count will remain at 111. The project will provide a new sidewalk connection with a new ramp and railing to the existing parking area and building. One parking space will be removed for a total of 57 remaining spaces. All operations will remain as-is, without changes to staffing or programming.

Site History

This project was originally approved through CU 98-05/DR 98-19. The project received approval to expand the facility from 62 to 71 beds and construct an assisted nursing facility for 44 beds. (115 beds total). Conditions of approval focused on stormwater facilities and site improvements.

Comprehensive Plan designation/Zoning classification

Comprehensive Plan is Low Density Residential/Zoning is R4.5

Street Designations/Jurisdiction

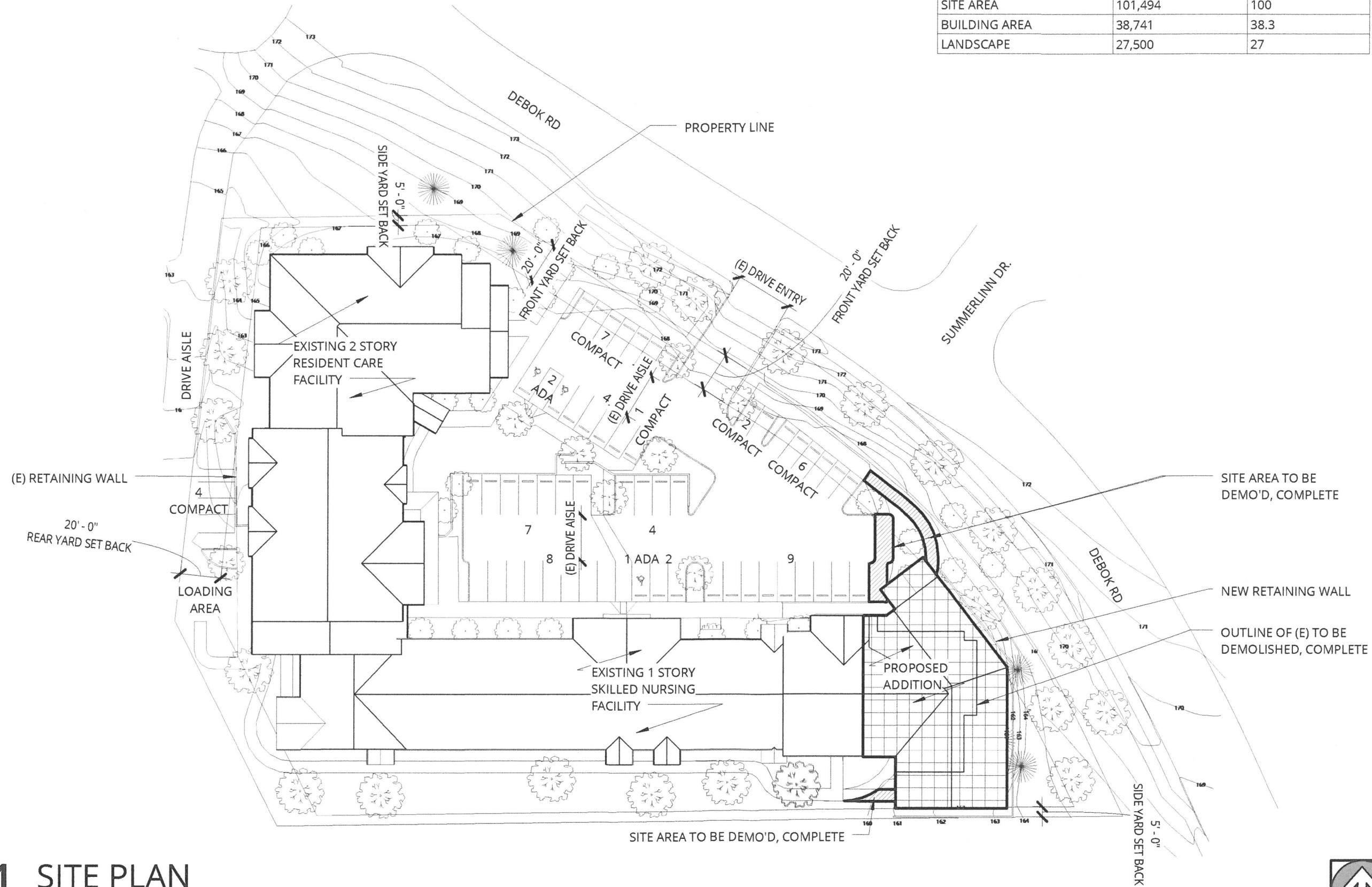
Site has access from Debok Road, a local street; Site is also adjacent to Interstate 205, but does not have access or direct frontage.

Summary of Issues for PreApplication Conference

- We do not believe that a transportation impact study would be required based upon the trip requirement in the code (exceed 250 trips per day or 10 large-size trucks per day) to trigger a study. No increase in capacity is being proposed, therefore, no additional trips would be expected. Can the City confirm this?
- If the existing parking areas were not in compliance with current code, would this proposal trigger any on-site landscaping or stormwater improvements for areas of the site not directly being affected by this project? Same with parking count.
- We will be removing a few trees as a result of the addition; what are the standards for tree removal in the City?
- Assume that based on the type of use, no bicycle parking would be required; but if it were, what use would this be considered for calculation?
- If no changes to the site entry and exit, how would Chapter 42, Clear Vision Areas be applied?

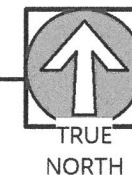
- Can the City confirm that this is a non-residential land use category for the purposes of Landscaping percentages (20%)?
- Can the City confirm that 55.100.E, Outdoor Space requirement is not applicable, as State facilities such as this have their own outdoor area requirement?
- Can the City confirm that 55.100. O, Garbage and Recycling is not applicable as no changes to capacity are being proposed with this application.
- Does the City have any templates for neighborhood notice letter/posting and associated affidavits?

SITE AREA ANALYSIS		
SITE INFORMATION	AREA (SQUARE FEET)	% OF SITE
SITE AREA	101,494	100
BUILDING AREA	38,741	38.3
LANDSCAPE	27,500	27



1 SITE PLAN

A1.50 | 1" = 50'-0"



ROSE LINN CARE CENTER REMODEL/ADDITION

2330 Debok Rd., West Linn, OR 97068

BENICIA SENIOR LIVING

SITE PLAN

PRE APP

DATE: 7/30/17

PROJECT #: 160770

SCALE: 1" = 50'-0"

A1.50



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