

## LAND USE PRE-APPLICATION CONFERENCE

## Thursday, February 1, 2018

### City Hall 22500 Salamo Road

### **Bolton Conference Room**

**11:00 am Proposed mixed use development comprised of apartments with ground floor commercial.** 

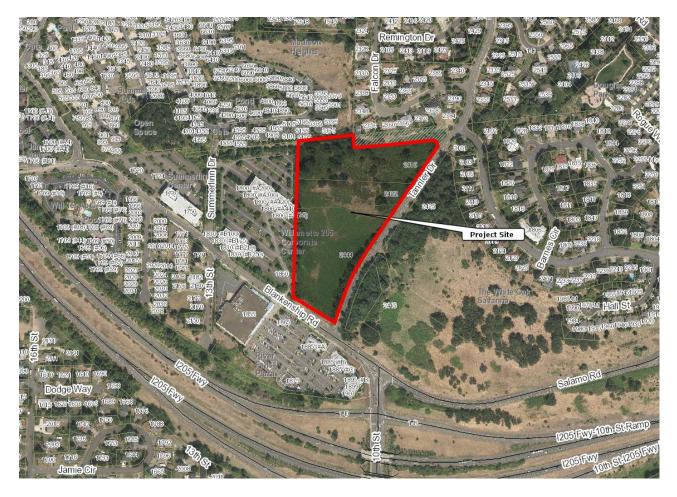
Applicant: Tannler Properties, Liz Edmonds

Subject Property Address: 2410, 2422 and 2444 Tannler Drive

Neighborhood Assn: Willamette

**Planner: Peter Spir** 

Project #: PA-18-05





### **PRE-APPLICATION CONFERENCE**

THIS SECTION FOR STAFF COMPLETION			
Conference Date: 2-1-18	TIME: 11:00am	Project #: PA-18-05	
STAFF CONTACT: Staff		FEE: 1000	

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): 2410, 222, and 2444 Tannler Drive Map: 21E35C Tax Lots: 100, 102, and 200

Brief Description of Proposal: **Proposed mixed use development comprised of apartments** with ground floor commercial. Zoned: OBC.

		LC - Liz Edmonds
Mailing Address: 1800 Blankenship Road, Suite 325, West Linn, OR 97068		ad, Suite 325, West Linn, OR 97068
Phone No:	(503) 742-1942	Email Address: Liz@blackhawkd.com

Please attach additional materials relating to your proposal including a site plan on paper  $\underline{up}$  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
- 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.)
- Easements (access, utility, all others)

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

By my signature below, I grant city s		bject property in order to
prepare for the pre-application conf	erence	Ilighia
Property owner's signature	JAN <b>1 8</b> 2018	Date
	Pto anna & Building	
	OF WEST LINN	

Property owner's mailing address (if different from above)



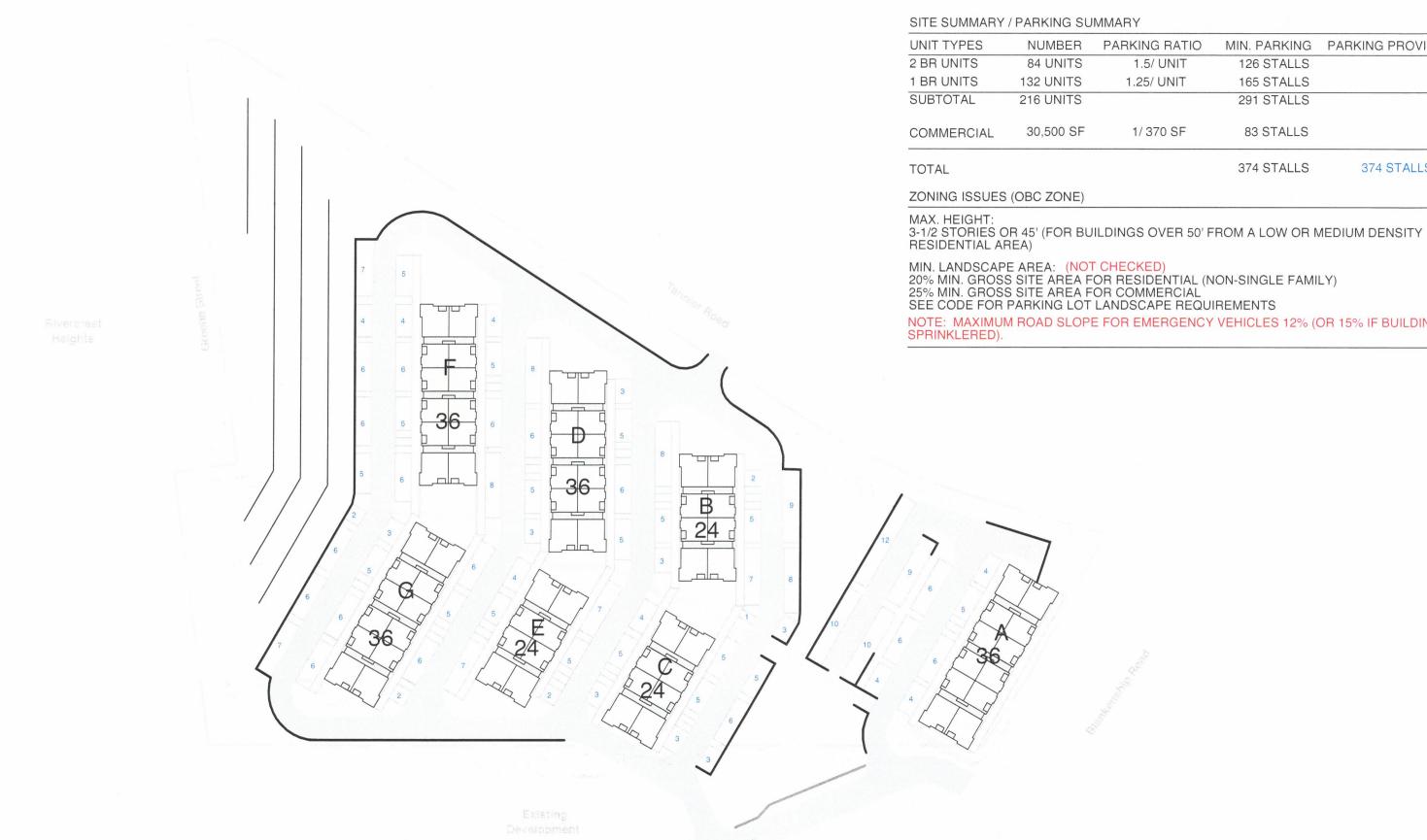
# TANNLER MIXED-USE SITE WEST LINN, OREGON

BLACKHAWK DEVELOPMENT SCHEME K2









SITE PLAN - SCHEME K2

### **BLACKHAWK DEVELOPMENT, LLC**

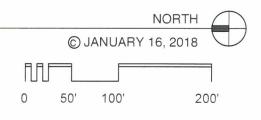
WEST LINN, OREGON

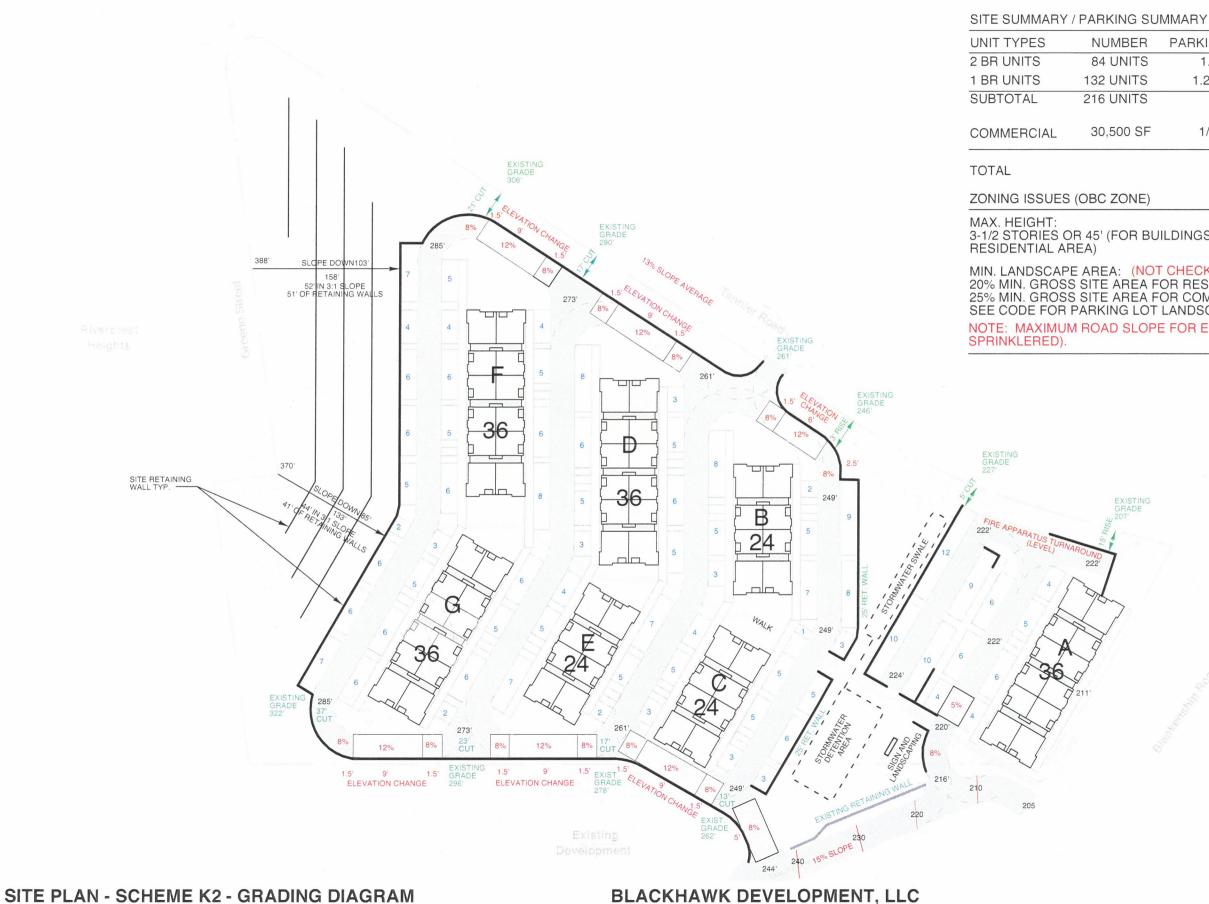
ARCHITECTS

SCALE: 1" = 100'

{	PARKING RATIO	MIN. PARKING	PARKING PROVIDED
6	1.5/ UNIT	126 STALLS	
3	1.25/ UNIT	165 STALLS	
6		291 STALLS	
F	1/370 SF	83 STALLS	
		374 STALLS	374 STALLS
)			

MIN. LANDSCAPE AREA: (NOT CHECKED) 20% MIN. GROSS SITE AREA FOR RESIDENTIAL (NON-SINGLE FAMILY) 25% MIN. GROSS SITE AREA FOR COMMERCIAL SEE CODE FOR PARKING LOT LANDSCAPE REQUIREMENTS NOTE: MAXIMUM ROAD SLOPE FOR EMERGENCY VEHICLES 12% (OR 15% IF BUILDINGS SPRINKLERED).





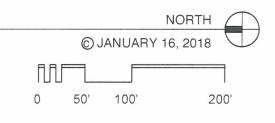
WEST LINN, OREGON



{	PARKING RATIO	MIN. PARKING	PARKING PROVIDED
3	1.5/ UNIT	126 STALLS	
3	1.25/ UNIT	165 STALLS	
3		291 STALLS	
F	1/370 SF	83 STALLS	
		374 STALLS	374 STALLS
E)			

3-1/2 STORIES OR 45' (FOR BUILDINGS OVER 50' FROM A LOW OR MEDIUM DENSITY

MIN. LANDSCAPE AREA: (NOT CHECKED) 20% MIN. GROSS SITE AREA FOR RESIDENTIAL (NON-SINGLE FAMILY) 25% MIN. GROSS SITE AREA FOR COMMERCIAL SEE CODE FOR PARKING LOT LANDSCAPE REQUIREMENTS NOTE: MAXIMUM ROAD SLOPE FOR EMERGENCY VEHICLES 12% (OR 15% IF BUILDINGS



### SITE SUMMARY / PARKING SUMMARY

UNIT TYPES	NUMBER	PARKING RATIO	MIN. PARKING	PARKING PROVIDED
2 BR UNITS	84 UNITS	1.5/ UNIT	126 STALLS	
1 BR UNITS	132 UNITS	1.25/ UNIT	165 STALLS	
SUBTOTAL	216 UNITS		291 STALLS	
COMMERCIAL	30,500 SF	1/ 370 SF	83 STALLS	
TOTAL			374 STALLS	374 STALLS
ZONING ISSUES (OBC ZONE)				

MAX. HEIGHT:





### **BLACKHAWK DEVELOPMENT, LLC**

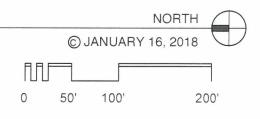
WEST LINN, OREGON

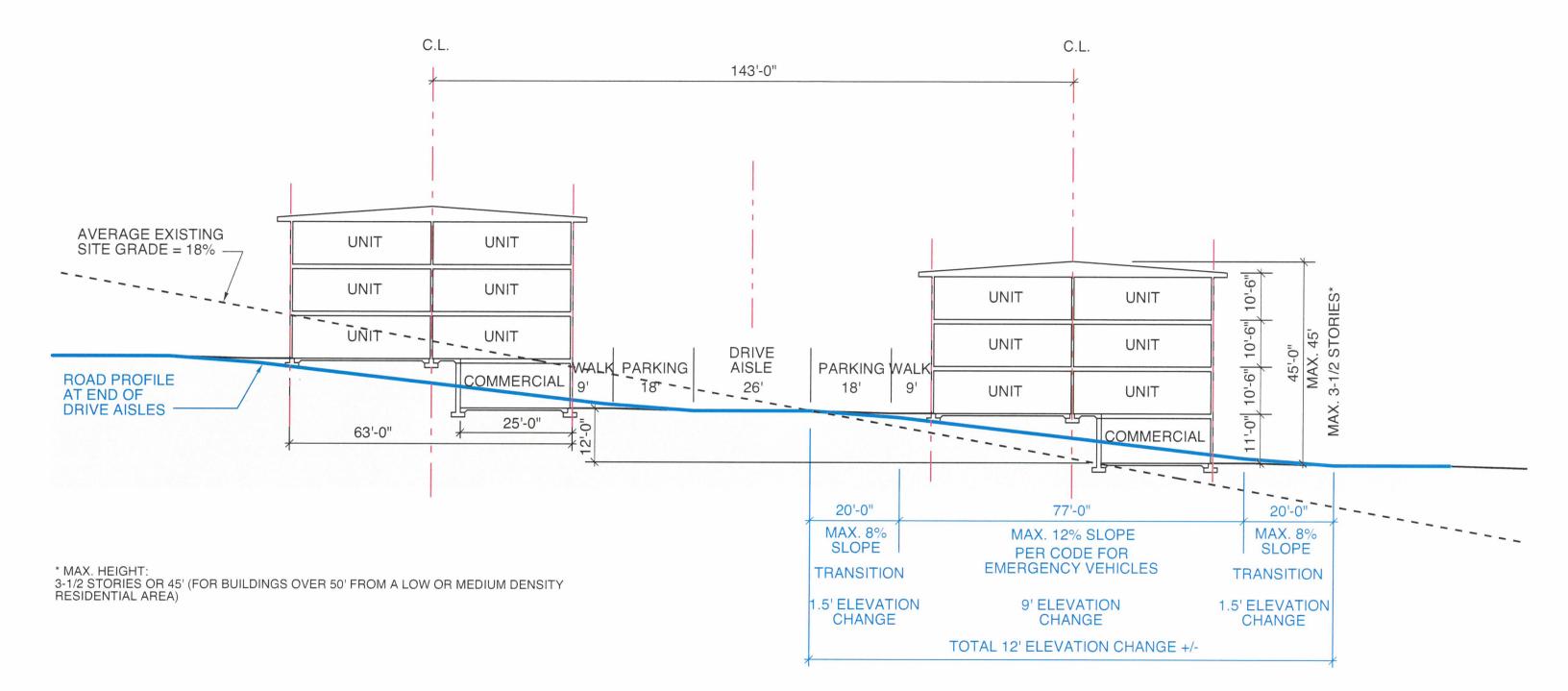


SCALE: 1" = 100'

3-1/2 STORIES OR 45' (FOR BUILDINGS OVER 50' FROM A LOW OR MEDIUM DENSITY RESIDENTIAL AREA)

MIN. LANDSCAPE AREA: (NOT CHECKED) 20% MIN. GROSS SITE AREA FOR RESIDENTIAL (NON-SINGLE FAMILY) 25% MIN. GROSS SITE AREA FOR COMMERCIAL SEE CODE FOR PARKING LOT LANDSCAPE REQUIREMENTS NOTE: MAXIMUM ROAD SLOPE FOR EMERGENCY VEHICLES 12% (OR 15% IF BUILDINGS SPRINKLERED).





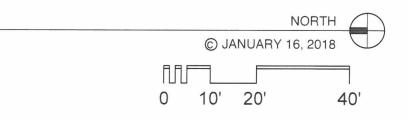
### SCHEME K2 SITE SECTION AT BUILDINGS

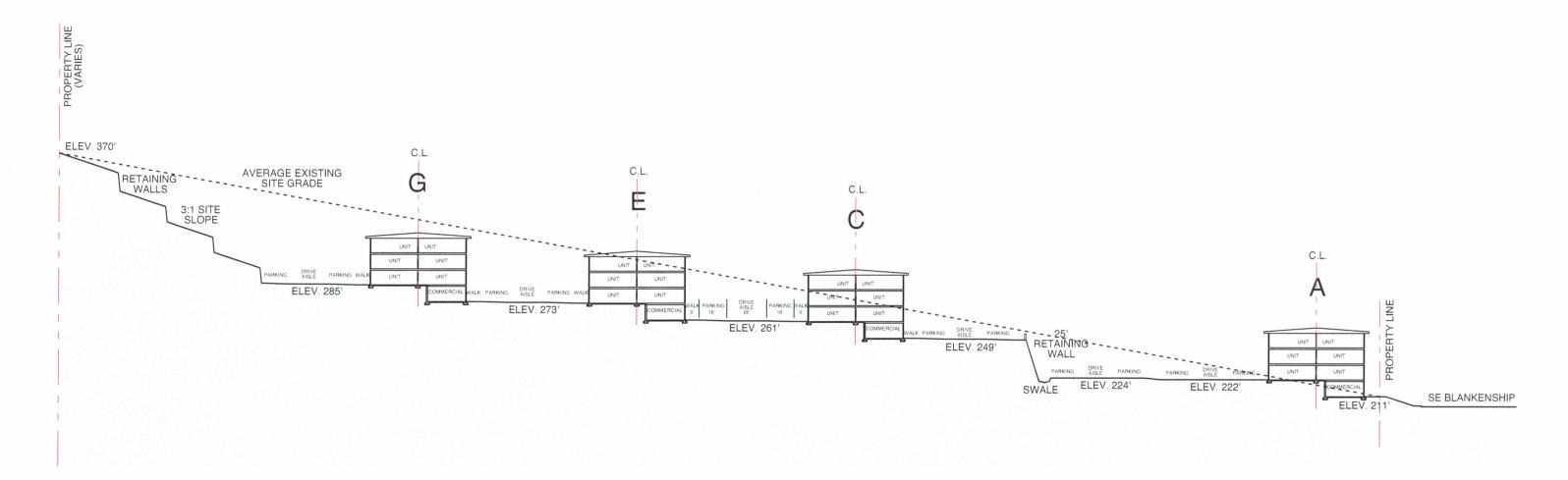
### BLACKHAWK DEVELOPMENT, LLC

SCALE: 1" = 20'

WEST LINN, OREGON







NOTE: SITE SECTION IS DIAGRAMMATIC ONLY AND NOT EXACT

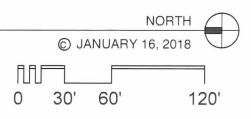
### SCHEME K2 SITE SECTION

### **BLACKHAWK DEVELOPMENT, LLC**

SCALE: 1" = 60'

WEST LINN, OREGON







SITE PLAN - SCHEME K2



SCALE: 1" = 100'