



CITY OF  
**West  
Linn**

# Planning Commission

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Public Hearing: DR-20-02

Proposing a Single-Story Dental and Physical Therapy  
Clinic in the OBC Zone

September 16, 2020



# Decision Before the Planning Commission

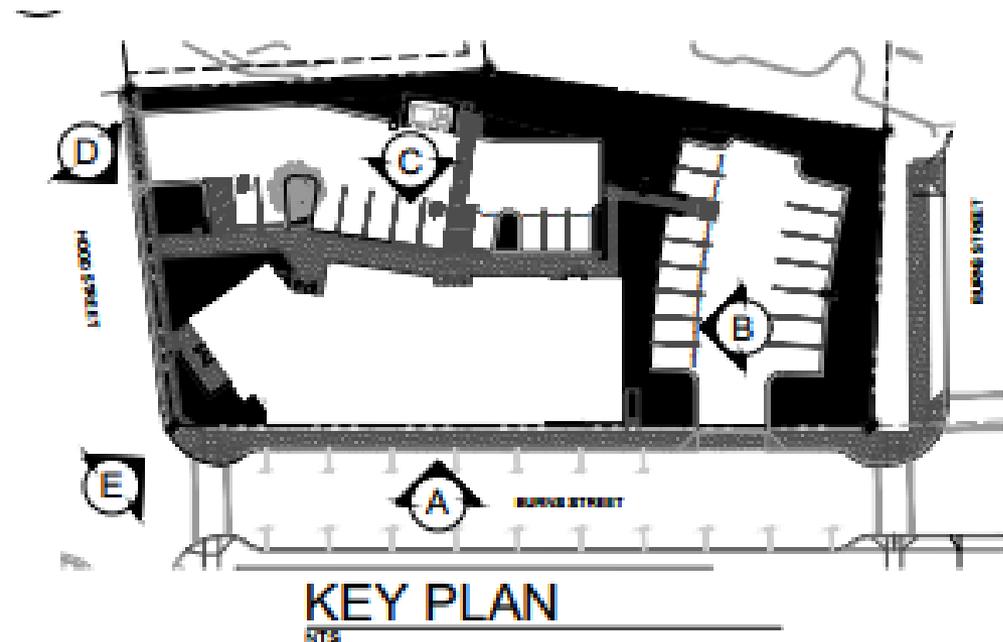
## Public Hearing for a single-story Dental and Physical Therapy Clinic in the OBC Zone

- 0.62 acres (27,007 sq. ft.)
- OBC Zoning – Both permitted uses
- Commercial Comp Plan Designation

Approve Staff Recommendation

Approve with Modified  
Conditions

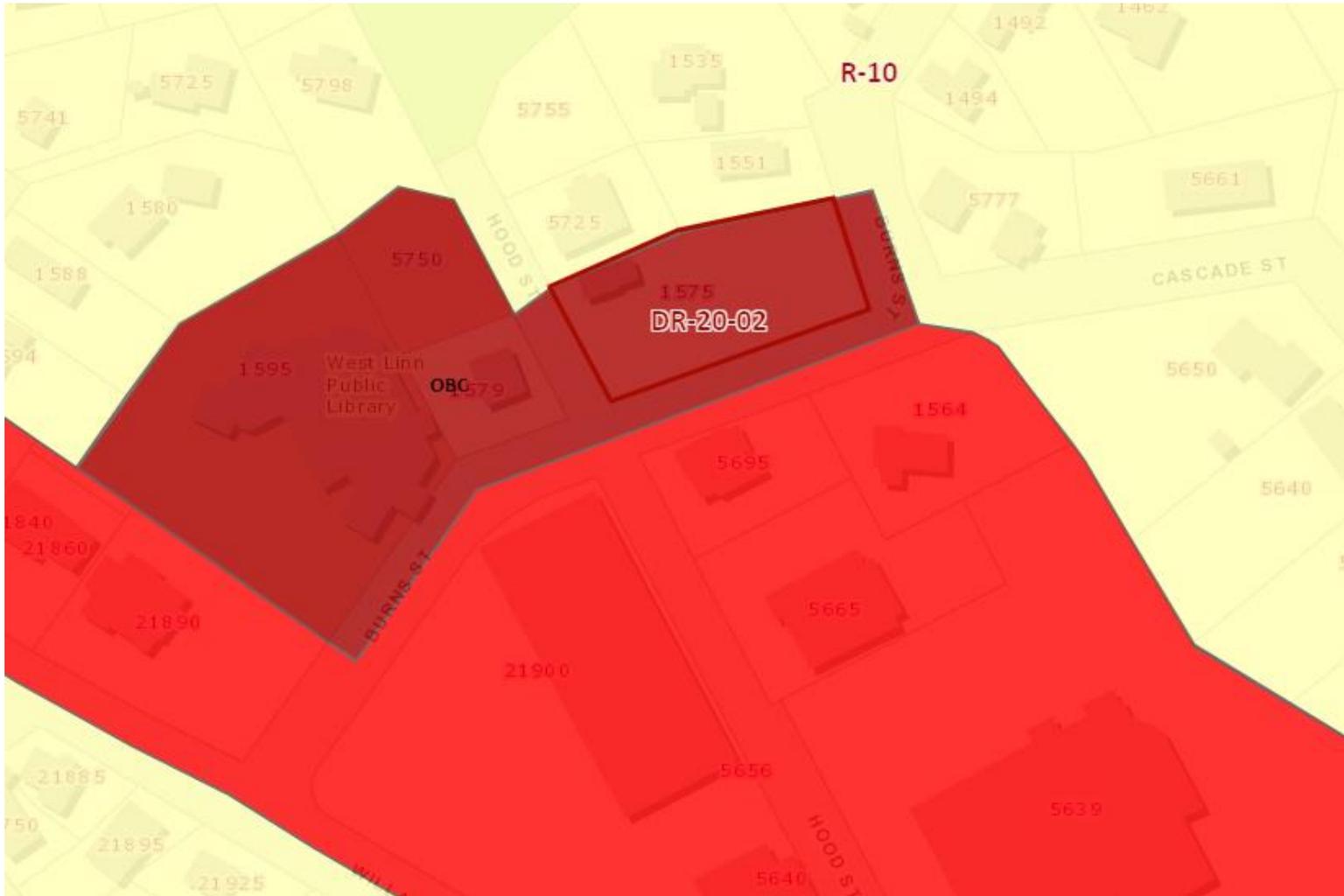
Deny



# Vicinity Map

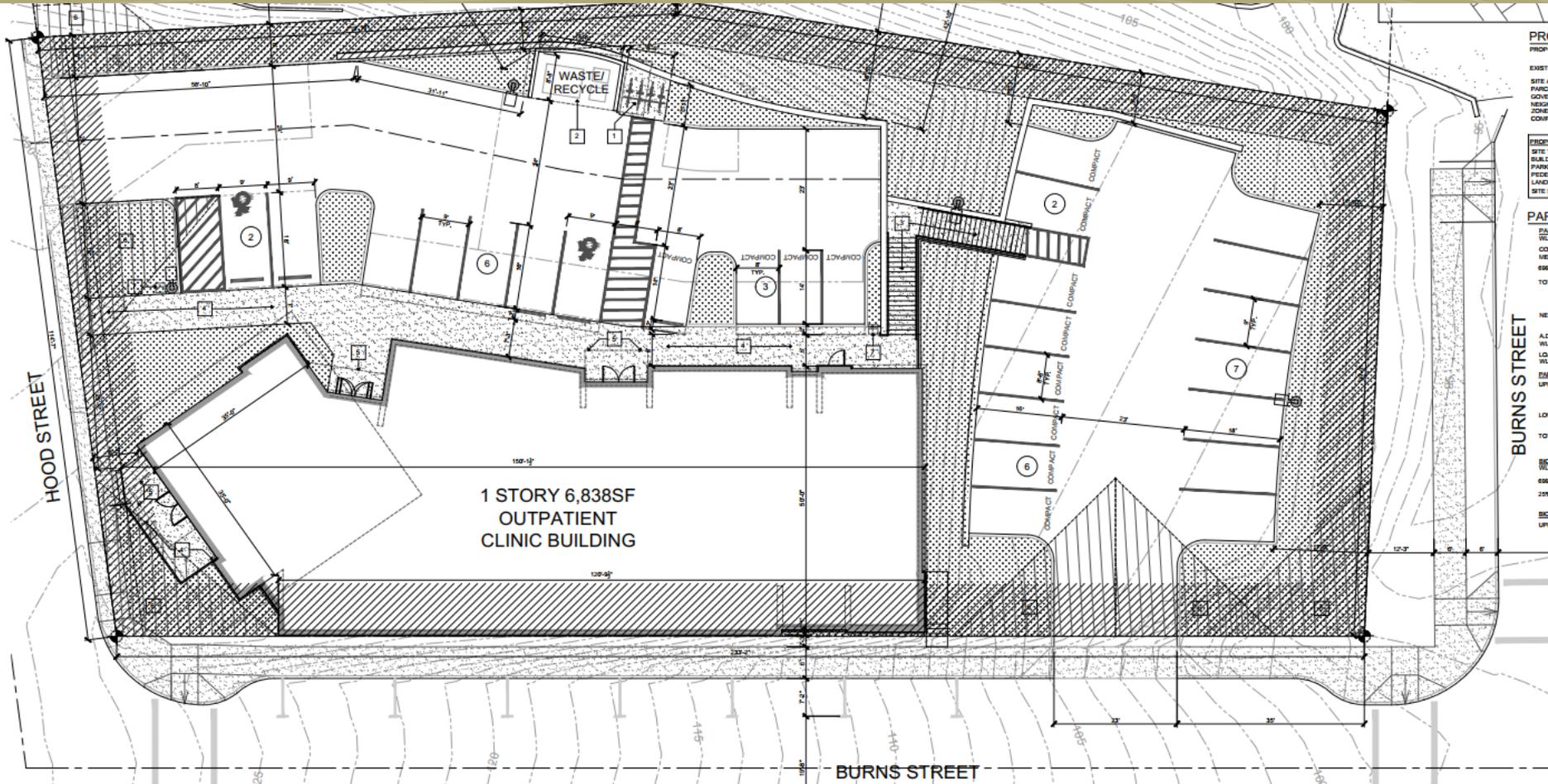


# Neighborhood Zoning

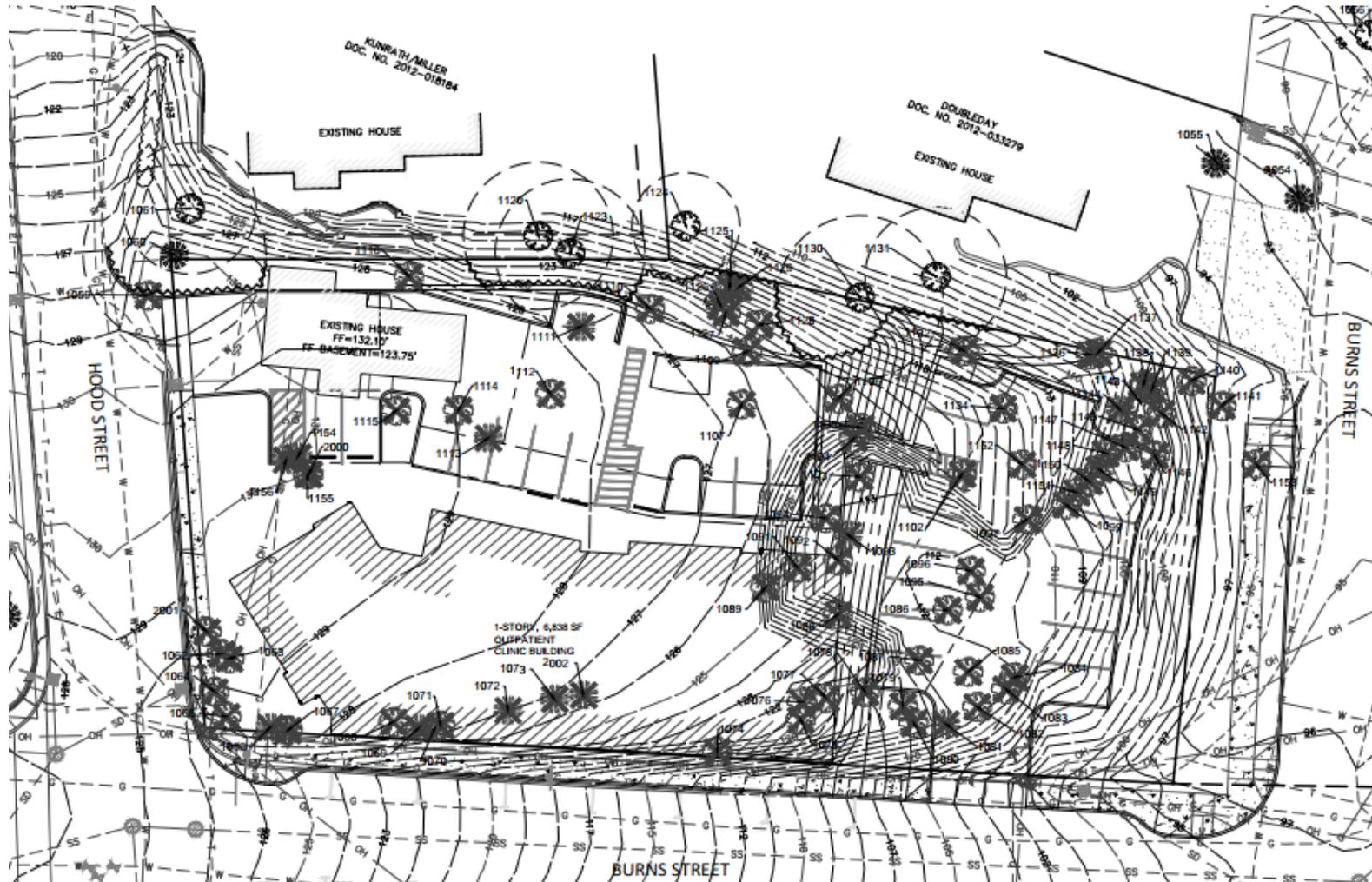




# Site Plan

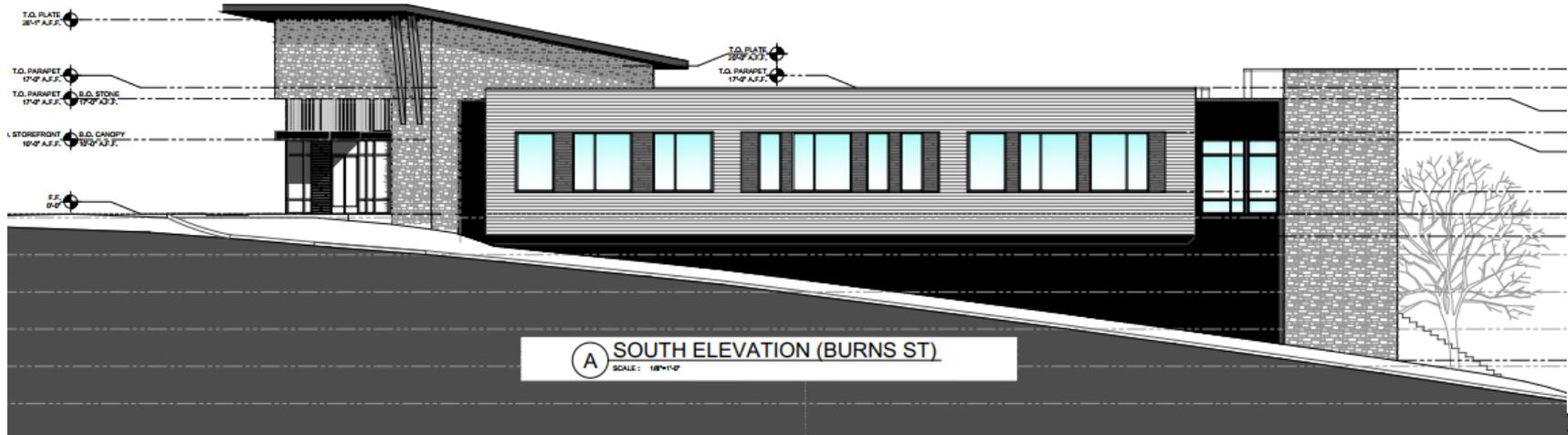


# Site Plan





# Design





# Staff Recommended Conditions of Approval

- ◆ **Site Plans.** With the exception of modifications required by these conditions, the project shall substantially conform to all submitted drawings dated 2/14/2020 and revised date 4/28/2020.
- ◆ **Engineering Standards.** All public improvements and facilities associated with the approved site design, including but not limited to street improvements, driveway approaches, curb cuts, utilities, grading, onsite and offsite storm water, street lighting, easements, easement locations, and connections for future extension of utilities are subject to conformance with the City Municipal Code and Community Development Code. All improvements must be designed, constructed, and completed prior to the issuance of building permits, unless a financial guarantee in a form approved by the City Attorney for a sum approved by the City Engineer as sufficient to cover 125 percent of the cost of the improvements.
  - If funding is available, the City may partner with the applicant to upsize the water line in Hood Street and construct the half-street improvements on the Southside of Hood Street.
- ◆ **Bicycle Parking.** The applicant shall provide 7 bicycle parking space with three of those spaces covered, properly light, signed, and within 50 feet of the entrance.
- ◆ **Access Drive Width.** The Burns Street access drive curb-cut shall be 24 feet in width to allow for two-way traffic



## QUESTIONS OF STAFF?