



CITY OF
West Linn
PLANNING AND DEVELOPMENT

**STAFF REPORT
PLANNING MANAGER DECISION**

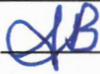
FILE NUMBER: DR-17-05

HEARING DATE: June 27, 2017

REQUEST: Class I Design Review – Replace double windows for double doors for direct access to an existing commercial business

APPROVAL CRITERIA: Community Development Code Chapter 19, General Commercial; Chapter 58, Willamette Falls Drive Commercial Design District; Chapter 99, Quasi-Judicial Decision Making

STAFF REPORT PREPARED BY: Jennifer Arnold, Associate Planner

Planning Manager's Review 

EXECUTIVE SUMMARY

The subject property is 18,229 square feet (0.42 ac) and located in the Willamette Falls Drive Commercial Design District. This requires the Historic Review Board (HRB) to make a recommendation to the West Linn Planning Manager on compliance with design district standards. The HRB held a public hearing on June 20, 2017 and made a recommendation of approval to the Planning Manager. The subject property is located near the corner of Willamette Falls Drive and 12th Street in the Willamette Neighborhood in at 1980 Willamette Falls Drive #120. The property is improved with an existing commercial building.

The applicant is proposing to replace an existing window with double doors leading into an existing business. Currently, the business is accessed via a shared interior entryway. The doors will be recessed 3 feet from the building line. The lower 1/3 of the doors will be wood paneled and the upper 2/3 will be glass.

Subject to the approval of the Planning Manager, the applicant's proposal, supplemented with one condition of approval, meets the applicable criteria. Therefore, staff recommends approval.

TABLE OF CONTENTS

	<u>Page</u>
STAFF ANALYSIS AND RECOMMENDATION	
GENERAL INFORMATION	3
PUBLIC COMMENTS	4
DECISION	4
ADDENDUM: APPROVAL CRITERIA AND FINDINGS	5
 EXHIBITS	
PD-1 AFFADAVIT OF NOTICE.....	8
PD-2 NOTICE MAILING PACKET	9
PD-3 COMPLETENESS LETTER.....	13
PD-4 APPLICANT'S SUBMITTAL.....	14
PD-5 HRB RECOMENDATION.....	53

GENERAL INFORMATION

**APPLICANT/
OWNER:** Icon Construction

SITE LOCATION: 1980 Willamette Falls Drive # 120

**LEGAL
DESCRIPTION:** Clackamas County Assessor's Map 3-1E-02BA, Tax Lot 800

SITE SIZE: 18,229 square feet (0.42 ac)

ZONING: GC, General Commercial
Willamette Falls Drive Commercial Design District

**COMP PLAN
DESIGNATION:** Commercial

120-DAY PERIOD: This application became complete on May 24, 2017. The 120-day maximum application processing period ends on September 21, 2017.

PUBLIC NOTICE: Public notice was mailed to all of the Neighborhood Association Presidents and to affected property owners on June 27, 2017. The property was posted with a sign on June 27, 2017. In addition, notice has been posted on the City's website. The notice requirements of CDC Chapter 99 have been met.

Public comments:

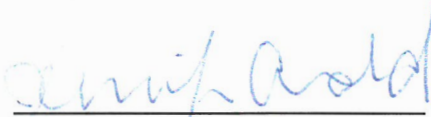
As of the publication of this Staff Report, staff has not received any comments from the public.

DECISION


The Planning Manager (designee) approves this application (DR-17-05), based on: 1) the findings submitted by the applicant, which are incorporated by this reference, and 2) supplementary staff findings included in the Addendum below, and 3) the addition of conditions of approval below. With these findings, the applicable approval criteria are met.

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit PD-4.

The provisions of the Community Development Code Chapter 99 have been met.



Jennifer Arnold, Associate Planner



DATE

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of the mailing date listed below. The cost of an appeal is \$400. The appeal must be filed by an individual who has established standing by submitting comments prior to the date identified in the public notice. Appeals will be heard by City Council.

Mailed this 11th day of July, 2017.

Therefore, the 14-day appeal period ends at 5 p.m., on July 25, 2017.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
DR-17-05**

Staff recommends adoption of the findings for approval contained within the applicant's submittal, with the following additions:

CHAPTER 19, GENERAL COMMERCIAL (GC) ZONING DISTRICT

19.030 Permitted Uses

10. Eating and drinking establishments

Staff Finding 1: The applicant proposes to replace an existing window with double doors leading into an existing commercial building. The existing commercial business and building are permitted in the GC zone. This criterion is met.

19.070 Dimensional Requirements, Uses Permitted Outright and Uses Permitted Under Prescribed Conditions

A. Except as may be otherwise provided by the provisions of this code, the following are requirements for uses within this zone:

- 1. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.*
- 2. The average minimum lot width shall be 50 feet.*
- 3. The average minimum lot depth shall not be less than 90 feet.*
- 4. Where the use abuts a residential district, except as provided in CDC 58.090(C)(1), the setback distance of the residential zone shall apply.*
- 5. The maximum lot coverage shall be 50 percent, except as provided in CDC 58.090(C)(1)(d).*
- 6. The maximum building height shall be two and one-half stories or 35 feet for any structure located within 50 feet of a low or medium density residential zone, and three and one-half stories or 45 feet for any structure located 50 feet or more from a low or medium density residential zone.*
- 7. For lot lines that abut an arterial, there shall be no minimum yard dimensions or minimum building setback area, and the maximum building setback shall be 20 feet. The front setback area between the street and the building line shall consist of landscaping or a combination of non-vehicular hardscape areas (covered with impervious surfaces) and landscaped areas. If there are not street trees within the public right-of-way, the front setback area shall include such trees per the requirements of the City Arborist.*

B. The requirements of subsections (A)(1) through (5) of this section may be modified for developments under the planned unit development provisions of Chapter 24 CDC.

Staff Finding 2: The subject property is 18,229 square feet with front and rear lot line lengths of approx. 182 feet. The side lot lines are approx. 100 feet. The subject property is located within the Willamette Falls Drive Commercial Design District, which allows zero foot setbacks and 100% lot coverage. The applicant is not proposing any change to lot coverage. The applicant is not proposing any alterations to the existing building height with their proposal for a new entry. These criteria are met.

CHAPTER 58, WILLAMETTE FALLS DRIVE COMMERCIAL DISTRICT DESIGN STANDARDS

58.050 PERMITTED USES

All uses permitted by the underlying General Commercial zone shall be allowed pursuant to CDC 19.030, 19.040, 19.050, and 19.060 and shall require the application of the standards of this chapter. Residential use of the second floor and the rear portion only of the ground floor, with no access onto Willamette Falls Drive, is permitted by application through this chapter. Residential use may only comprise 50 percent or less of the total square footage of the building combined. Commercial uses shall dominate the first floor. (Ord. 1401, 1997)

Staff Finding 3: The applicant is not proposing any change in the use of the property. Currently, there is a commercial building occupying the property with several business in operation. This criterion is met.

58.090 STANDARDS

- A. Standards are needed to provide a clear and objective list of design elements that are needed to bring new construction and remodels into conformance with 1880 – 1915 architecture. Buildings of the period saw relatively few deviations in design. Consequently, the Historic Review Board will require conformance with the standards. Deviations or deletions from the standards are addressed in the variance procedure of this chapter.*
- B. The use of neo-designs or simply contextual designs which only attempt to capture the basic or generalized elements such as building line, massing and form, etc., is not acceptable.*

Staff Finding 4: The applicant is proposing to replace an existing window with a double door. The door will be recessed 3 feet into the existing building. The applicant is not proposing any other changes to the existing building. The applicant has not proposed any neo-designs or contextual designs. This criterion is met

- C. The following standards shall apply to new construction and remodels.*
 - 1. Dimensional standards.*
 - a. Front: zero-foot setback. Building may not be set back from the property line unless it is consistent with predominant building line.*
 - b. Side and side street: zero-foot setback. Building may not be set back from the side property line except for side passageway, accessway, or stairway unless fire codes dictate otherwise. The*

setback shall not exceed six feet. The setback should be consistent with the rhythm of adjacent structures, or at least not deleterious to it.

c. *Rear: 20-foot setback. Setbacks between zero and 20 feet are permitted only if the applicant can demonstrate that he can successfully mitigate any impacts associated with the building in current and future uses as they would relate to abutting residential and other properties.*

d. *Lot coverage: up to 100 percent of lot may be developed depending upon ability to mitigate impacts upon abutting residential and other uses.*

2. Minimum landscaping required. *Sites in this district are exempt from landscaping requirements as identified in Chapter 54 CDC, Landscaping, with the exception of parking areas.*

Staff Finding 5: Staff incorporates the applicant's findings. The applicant is not proposing any dimensional changes to the existing building. The applicant is not required to provide parking. These criteria are met.

...

13. Doors and entryways. *The entryway shall be centered in the middle of the building at grade. The buildings on street corners may position their doors on the corner at an angle as depicted in the illustration. The doors may be single or double doors. The doors shall be recessed three to five feet back from the building line. Doors shall have glazing in the upper two-thirds to half of the door. Panels should decorate the lower portions. The entryway shall have windows all the way around at the same level as the other display windows. Wood doors are preferable although alternatives with a dark matte finish may be acceptable.*

14. Glazing. *Clear glass only. No mirrored or tinted glass. No films applied to glass. Lettering on glass is permitted (see subsection (C)(25)(b) of this section).*

15. Display or pedestrian level windows. *Shall extend across at least 80 percent of building front. The windows shall start one and one-half to two and one-half feet above grade to a height of seven to eight feet, and shall be level with the top of the height of the adjacent entryway area, excluding transom. A single sheet of glass is not permitted. The window shall be broken up into numerous sections, also known as lights. From 1880 onwards, the number of lights was generally no more than six in a pedestrian-level window. The frames may be wood or vinyl-clad wood, or other materials so long as a matte finish is possible*

Staff Finding 6: The applicant is proposing to replace an existing window with double doors leading into the existing business. The proposed doors will be recessed into the building 3 feet. The doors will be centered on the building and will have the upper 2/3 glazed and the lower 1/3 wood. The applicant has proposed clear glass with no glazing for all windows and doors. The applicant is proposing to replace an existing pedestrian level window with a double door recessed 3 feet into the building. No changes are proposed to the other pedestrian level windows leading into this space. This criterion is met.