



CITY OF  
**West  
Linn**

## Planning Commission

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Public Hearing: CUP-18-01/DR-18-04/VAR-18-02 & 03

Proposed Marylhurst School  
19915/19803 Old River Drive

February 6, 2019



# Decision Before the Planning Commission

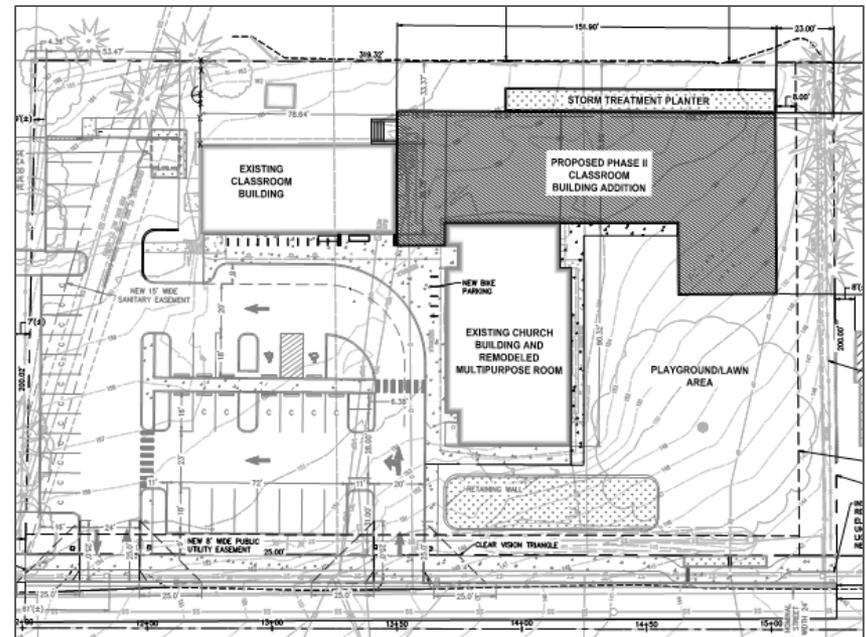
- Quasi-Judicial Public Hearing for Marylhurst School Proposal
  - Conditional Use Permit
  - Design Review
  - Class II Variances
    - Parking Space Reduction
    - No Loading Dock
- Approve Staff Recommendation
- Approve with Modified Conditions
- Deny



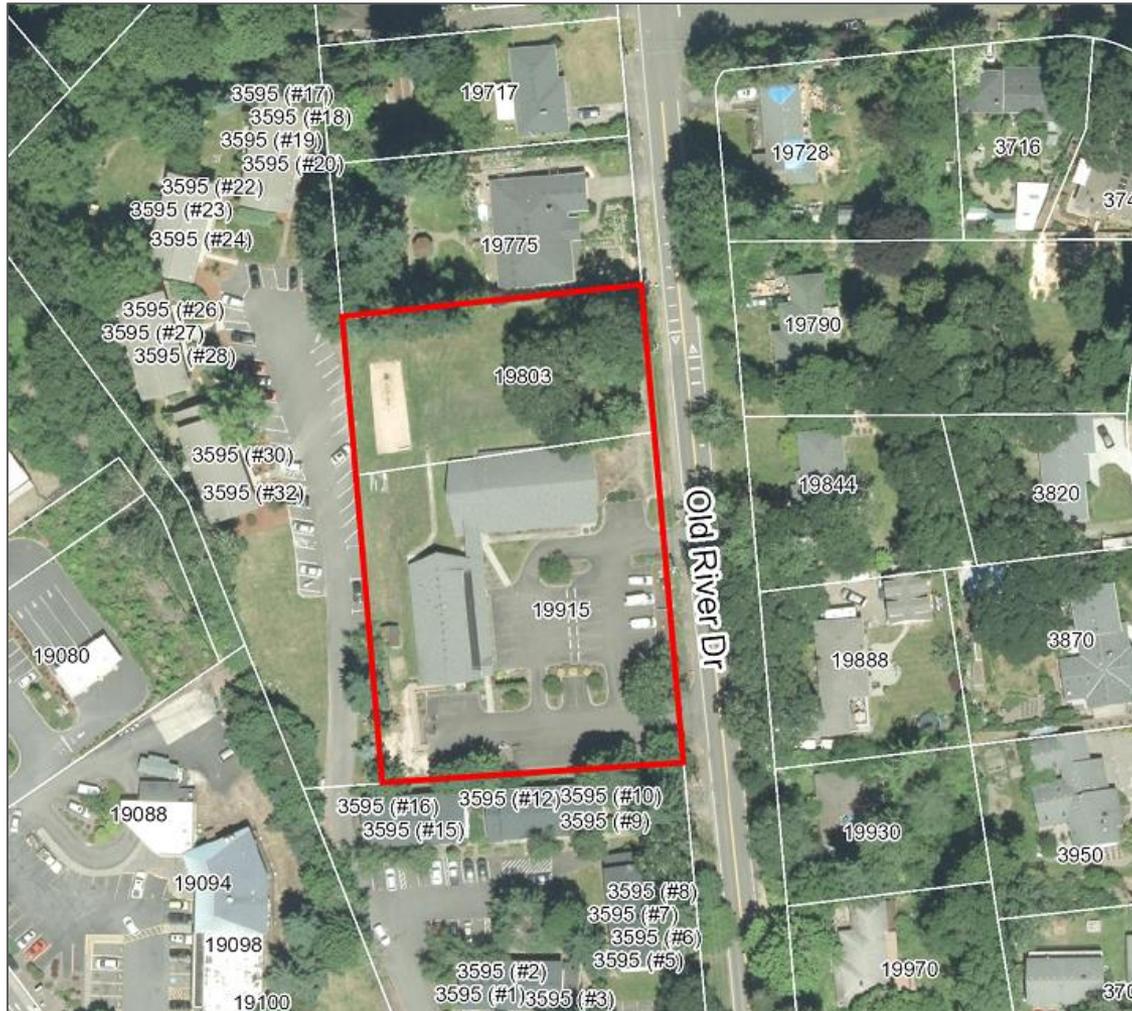
# General Information



- Quasi-Judicial Public Hearing for Marylhurst School Proposal
  - 1.46 acres/R-10 Zoning
  - 2-Phase Proposal
  - Existing Buildings – 9,500 sq. ft.
  - Existing Parking Lot
  - 2 Accessways from Old River Drive
  - ROW Improvements to Old River Drive
  - Bicycle Parking
  - Stormwater Treatment Facilities
  - Retain 3 of 4 Significant Trees
  - Outdoor Learning & Play Areas



# Aerial Photograph

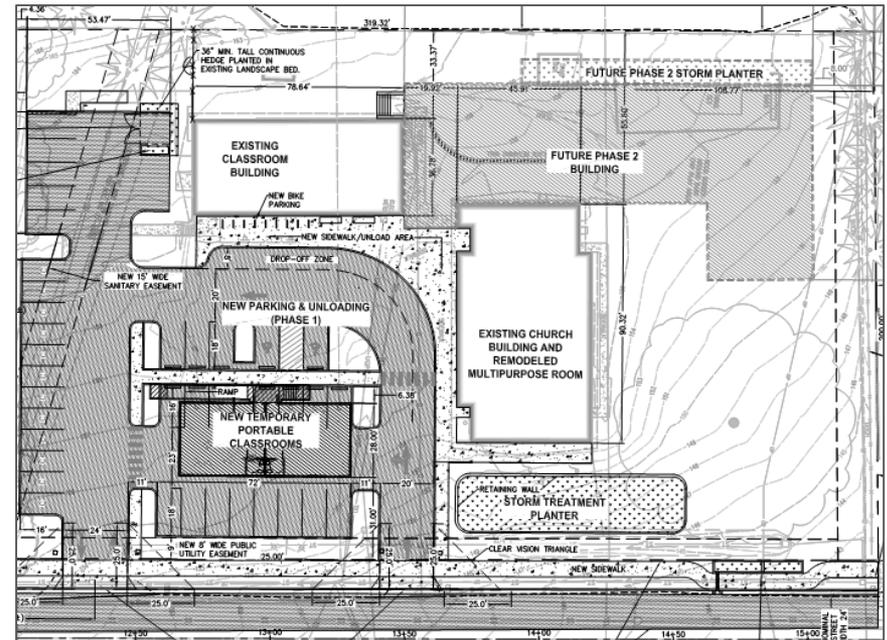




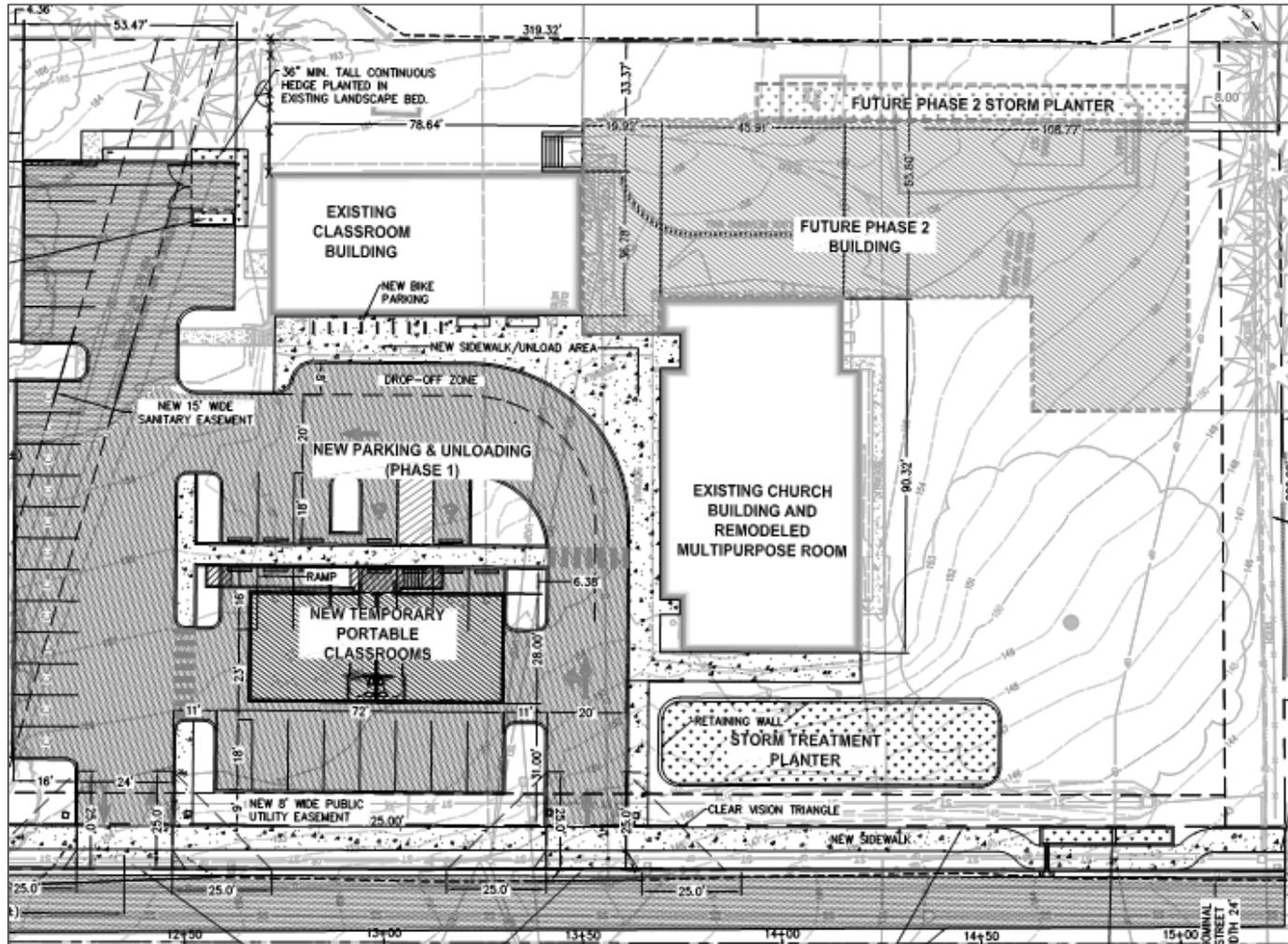


# Proposed Phase One

- Proposed Phase One Details
  - Existing Buildings – 9,500 sq. ft.
  - Modular Building – 1,800 sq. ft.
  - Max Enrollment – 115 Students
  - Primary/Middle School
  - 22 Parking Spaces (21 required)
  - 2 Accessways from Old River Drive
  - One-Way Traffic Flow for Drop-Off/Pick-Up of Students
  - 18 Covered Bicycle Parking Spaces
  - Outdoor Learning & Play Areas



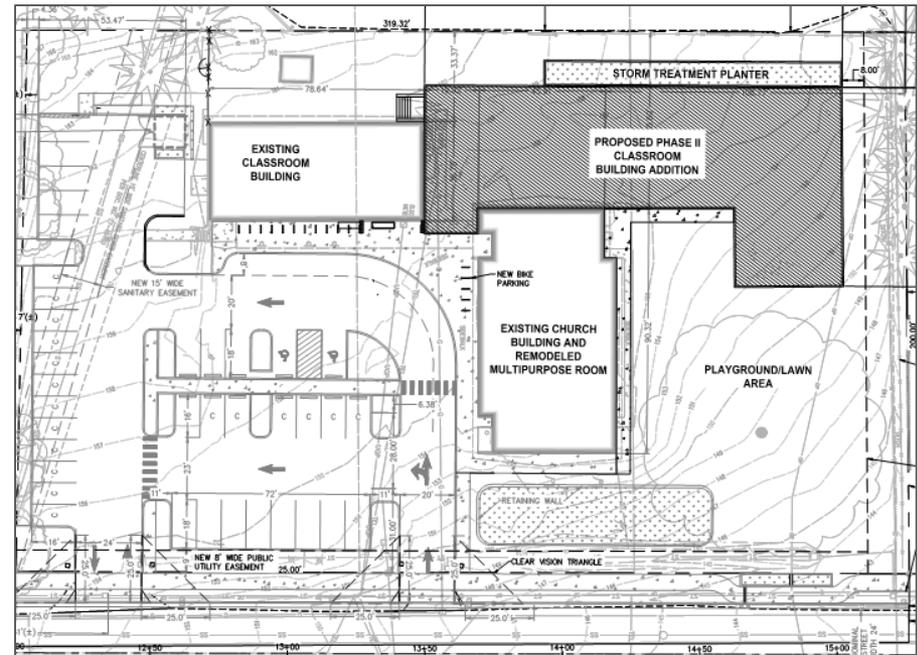
# Proposed Phase One - Site Plan



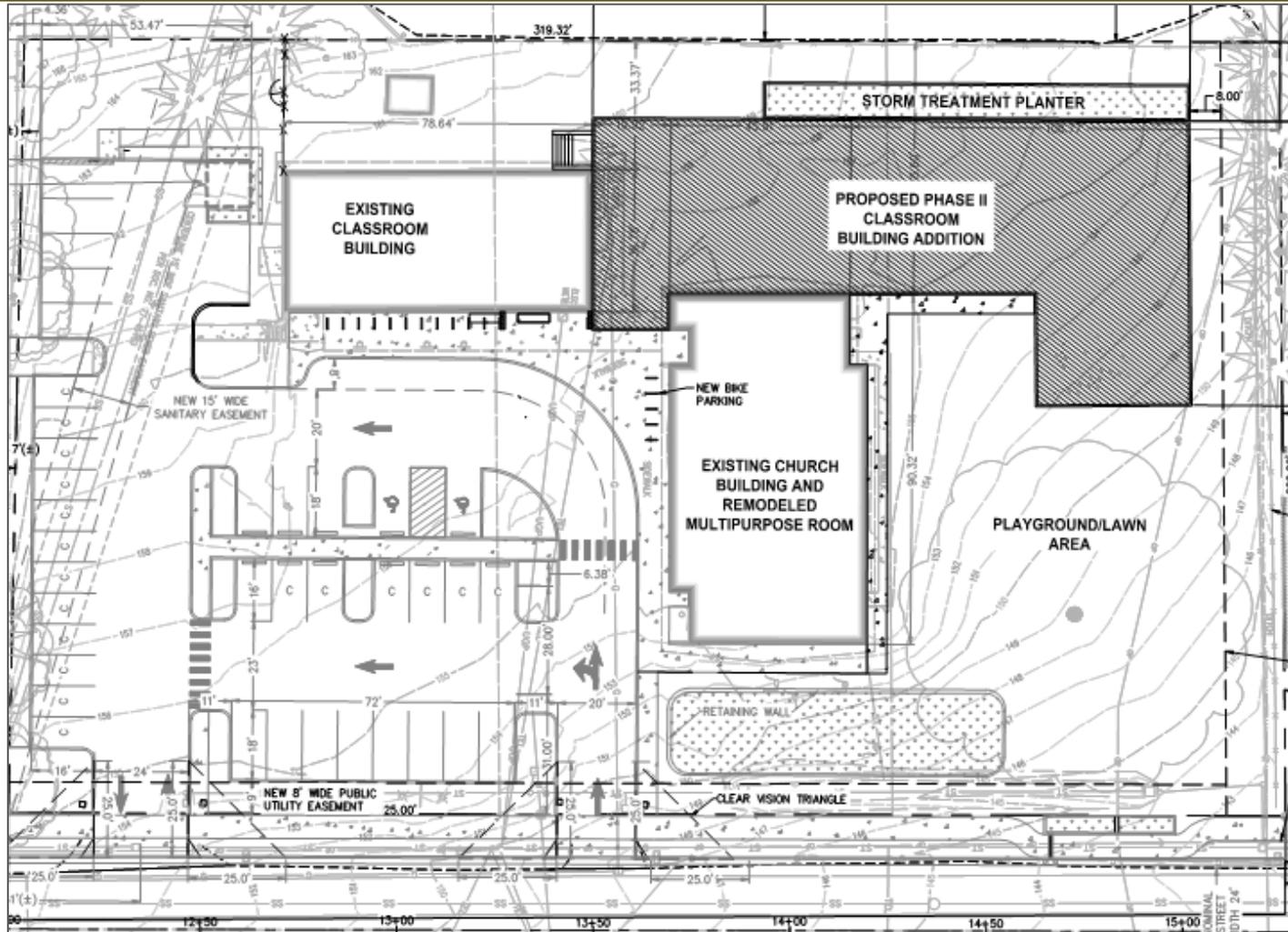
# Proposed Phase Two



- Proposed Phase Two Details
  - Existing Buildings – 9,500 sq. ft.
  - New Building – 16,300 sq. ft.
  - Max Enrollment – 194 Students
  - Pre-School/Primary/Middle School
  - 37 Parking Spaces (48 required)
  - 2 Accessways from Old River Drive
  - One-Way Traffic Flow for Drop-Off/Pick-Up of Students
  - 34 Bicycle Parking Spaces (24 Covered)
  - Outdoor Learning & Play Areas



# Proposed Phase Two - Site Plan



# Applicable Criteria



- ◆ Chapter 11, Single-Family Residential Detached, R-10
  - Schools Require Conditional Use Permit
- ◆ Chapter 41, Building Height, Structures on Steep Slopes, Exceptions
- ◆ Chapter 42, Clear Vision Areas
  - No Fences
  - No Obstruction Exceeding 3 ft. (except trees)
- ◆ Chapter 44, Fences
  - Existing 6 ft. Chain Link on West/North/South Property Lines
  - New 3 ft. Fence along Northeast (Front) Property Line and Stormwater Facility (CofO #3)





- ◆ Chapter 46, Parking, Loading and Reservoir Areas
  - Variance for Phase Two Parking Space Reduction from 48 to 37
  - Variance to Waive Required Off-Street Loading Space
  - Reconfigure 2 Compact Spaces (CofA #4)
  - Redesign Curb Bulb at End of Drop-Off Zone to Create a Minimum 23 ft. Drive Aisle (CofA #9)
- ◆ Chapter 48, Access, Egress and Circulation
  - Install Treatments to Reduce Wrong Way Movement Conflicts in One-Way Drive Aisles (CofA #10)





# Applicable Criteria

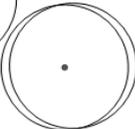
- Chapter 54, Landscaping
  - Installation Prior to C of O (CofA #5)
  - Director's Exception to Reduce 10 ft. Landscape Strip between Parking Lot and Sidewalk to 9 ft.
- Chapter 55, Design Review
  - 4 Significant Trees, 3 to be Retained
  - Traffic Impact Study – No Off-Site Impacts
  - Supplemental Findings for Queuing Analysis
  - Sanitary Sewer Easement Location (CofA #7)
  - Water Line Easement (CofA #8)
- Chapter 60, Conditional Uses
  - Property Consolidation (CofA #6)

**PLANT LEGEND**

symbol common name / botanic name: size, comments, (quantity)

PLANTS OUTSIDE STORMWATER FACILITY

 GINKGO / GINKGO BILOBA: 3" CALIPER; STRAIGHT SINGLE LEADER; MALE; (2)

 TUPELO / NYSSA SYLVATICA: 2 1/2" CALIPER; SINGLE STRAIGHT LEADER; (5)

 VINE MAPLE/ ACER CIRCINATUM: 12 FT. HT. AND SPREAD; AT LEAST ONE-YEAR IN CONTAINER; MULTI-TRUNKED; (24)

 BLACK MONDO GRASS/ OPHIOPOGON PLARISCAPUS 'NIGRESCENS': 1 GALLON; (22)

 SWORD FERN/ POLYSTICUM MUNITUM: 1 GALLON; 18" MIN. SPREAD; (127)

 SALAL / GAULTHERIA SHALLON: 1 GALLON @ 24" O.C.; (384)

PLANTS INSIDE STORMWATER FACILITY

(ALL PLANTS TO BE PLANTED AT 18" ON CENTER)

 KELSEY (DWARF) DOGWOOD/ CORNUS SERICEA 'KELSEY': 1 GALLON; (82)

 COLUMBIA SEDGE/ CARES APERTA: 1 GALLON; (112)

 NEW ZEALAND ORANGE SEDGE/ CAREX TESTACAE: 1 GALLON; (124)

 COMMON RUSH/ JUNCUS EFFUSUS: 1 GALLON; (112)

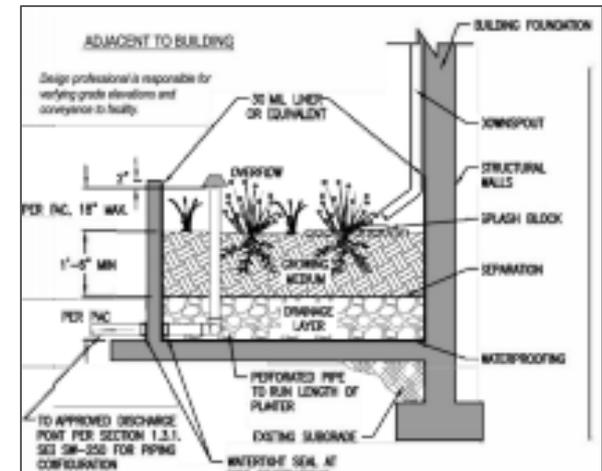
IN ADDITION AND IN-BETWEEN THE ABOVE PLANTS PROVIDE (100) 1 GALLON COMMON CAMAS/ CAMASSIA QUAMASH (BLUE).



# Applicable Criteria



- ❖ Chapter 92, Required Improvements
  - Condition of Approval #2
  - Water/Sanitary Sewer in Old River Drive
  - Stormwater Plan
  - Traffic Impact Study – No Off-Site Impacts
  - Supplemental Findings for Queuing Analysis
- ❖ Chapter 96, Street Improvement Construction
  - Required Half-Street Improvements
    - Sidewalk, Planter Strip, Curb/Gutter, Asphalt Extension
- ❖ Chapter 99, Procedures for Decision-Making: Quasi-Judicial
  - Neighborhood Meeting July 10, 2018
  - Noticing Requirements (Exhibit PC-3)





# Staff Recommended Conditions of Approval

1. Site Plan. With the exception of modifications required by these conditions, the project shall substantially conform to all Tentative Plan Sheets.
2. 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 stormwater, 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. These must be designed, constructed, and completed prior to the issuance of occupancy permits for each phase of the project.
3. Retaining Wall Fences. The proposed three-foot fence surrounding the stormwater facility shall maintain a two-foot setback from top of retaining wall for any portion of the wall that exceeds five and one-half feet per Staff Finding 9.
4. Parking Space Size. The site plan shall be modified to reconfigure the parking spaces so that 50 percent are nine feet by eighteen feet per Staff Finding 19.



## Staff Recommended Conditions of Approval

5. Landscaping Installation. All required landscaping shall be installed prior to final building certificate of occupancy for each of the two phases per Staff Finding 52.
6. Property Line Adjustment. The applicant shall consolidate Lots 2, 3, and 4 of the Cedaroak Park Subdivision prior to the issuance of building permits for purposes of meeting building code requirements per Staff Finding 100.
7. 15 Foot Sanitary Sewer Line Easement. The applicant shall vacate the existing sanitary sewer line easement on the south end of the property and record a new 15 foot easement centered on the existing sanitary sewer line prior to issuance of occupancy permits per Staff Finding 86.
8. 15 Foot Water Line Easement. The applicant shall dedicate a 15 foot wide easement, centered over the water line on the north side of the property, to the City for on-going operation and maintenance of the existing water line. The easement shall be dedicated to the City, on a form provided by the City, prior to issuance of occupancy permits per Staff Finding 84.



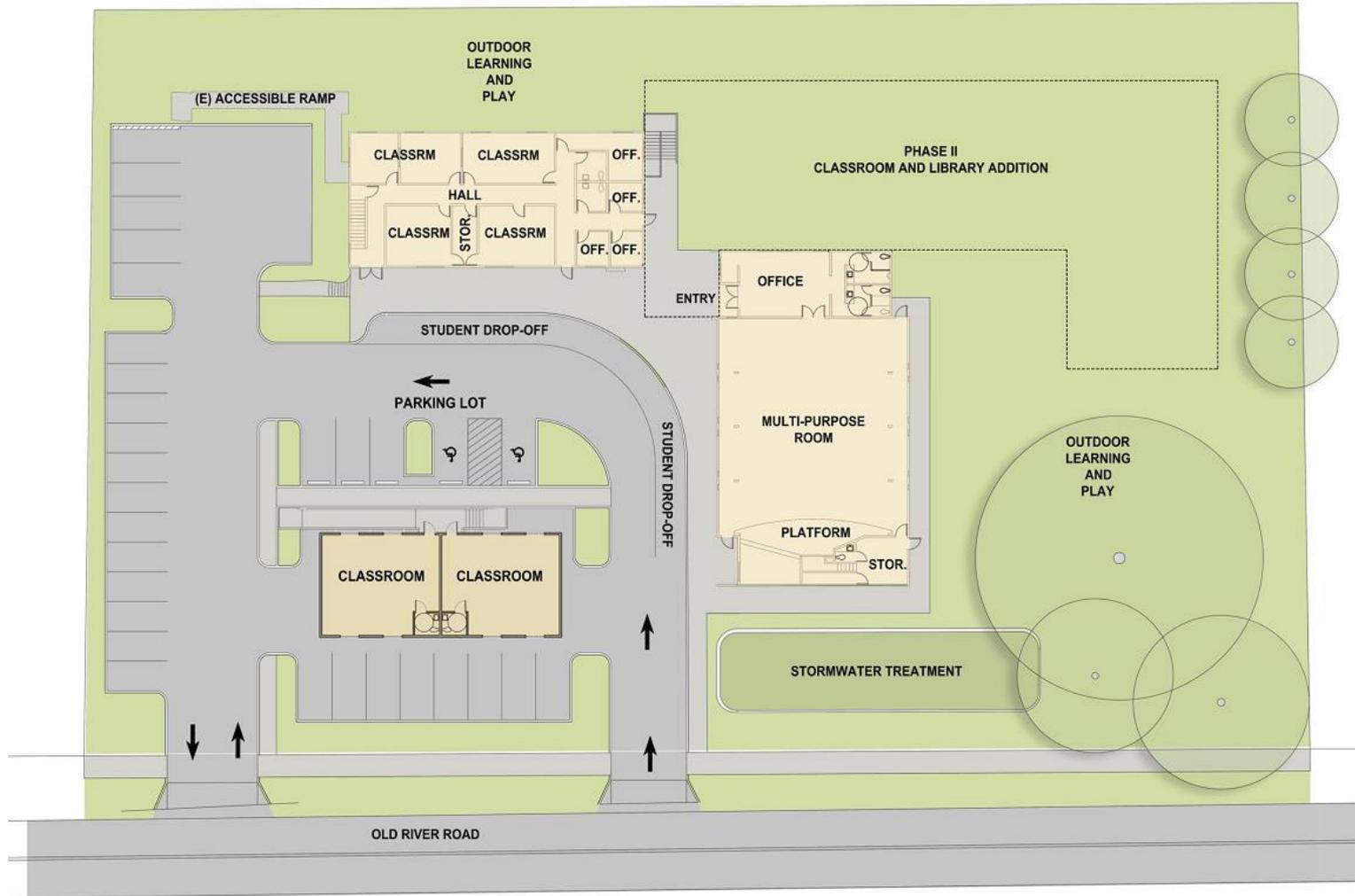
## Staff Recommended Conditions of Approval

9. 23 Foot Drive Aisle. Prior to issuance of building permits, the applicant shall modify the site plan to redesign the curb bulb at the end of the student drop-off zone to create a minimum 23 foot drive aisle per Staff Finding 33.Tree Protection. The applicant shall provide appropriate root zone protections, per Staff Finding 70, for the 14 significant trees that are proposed to be retained and identified in the Arborist Report as needing monitoring. The applicant shall consult with both the project arborist and the City arborist to utilize the most effective measures. This includes the required protection fencing.
10. One-Way Drive Aisle. The site plan shall be modified to show treatments that reduce conflict associated with wrong way movements from motor vehicles in the one-way drive aisles.

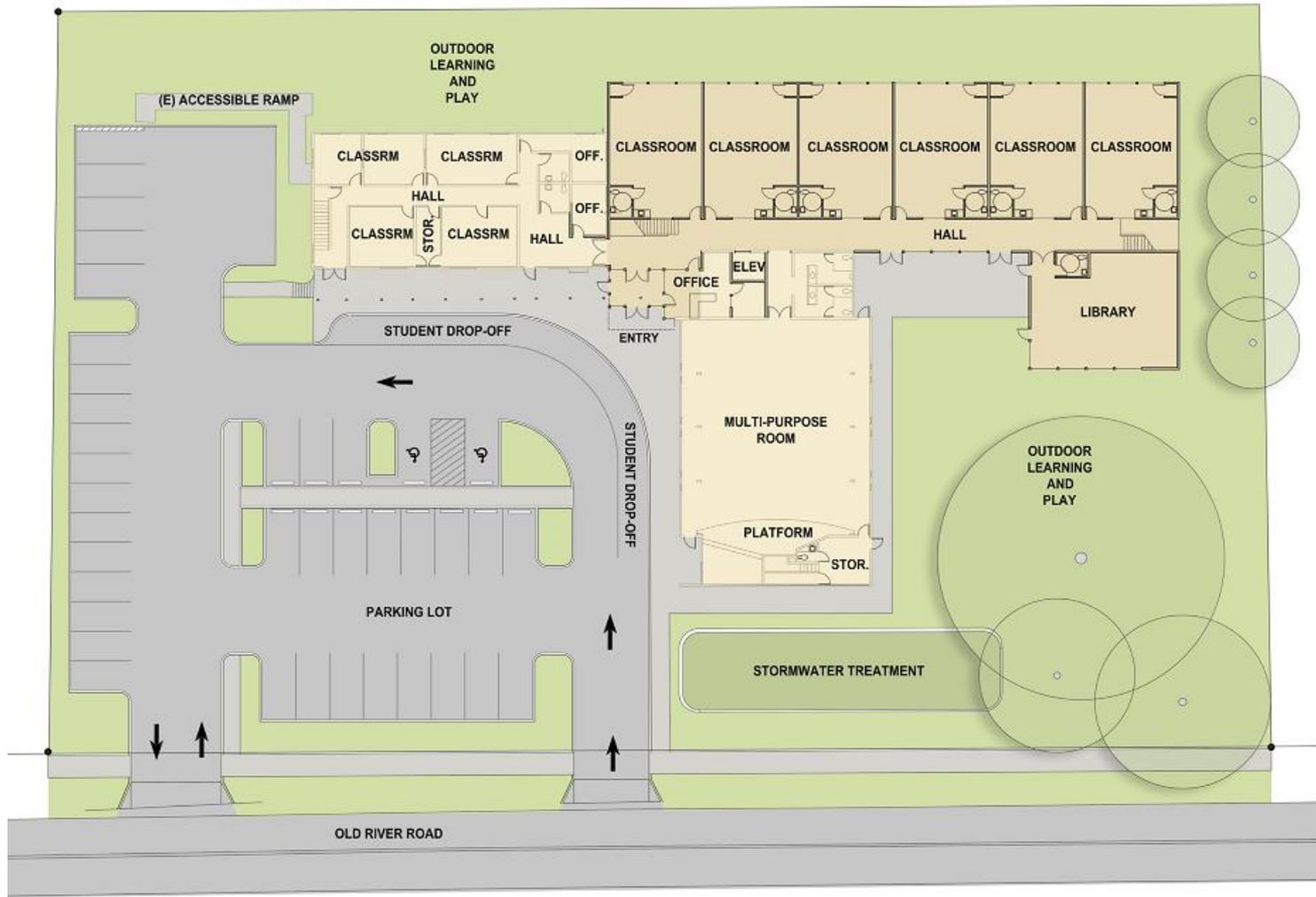


**QUESTIONS OF STAFF?**

# Phase One

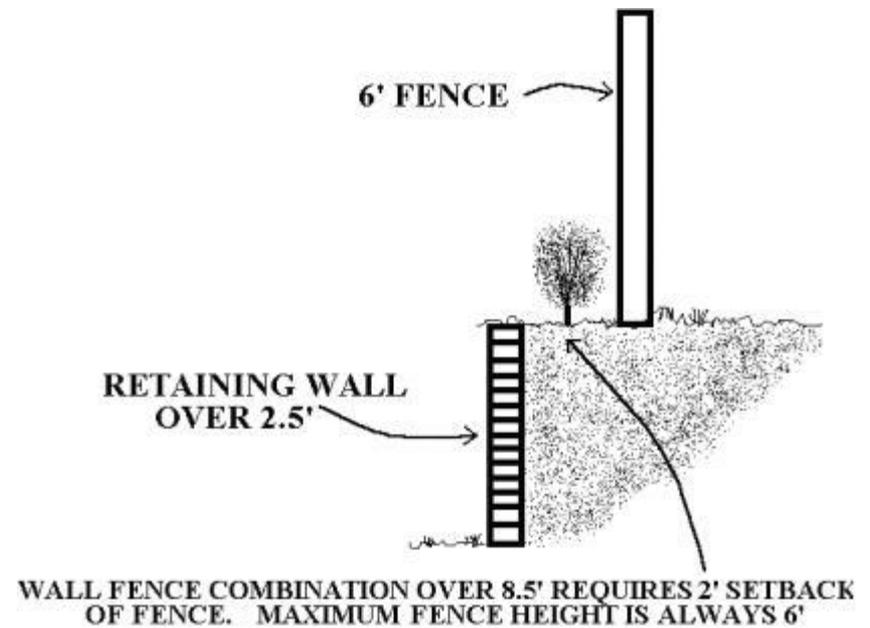
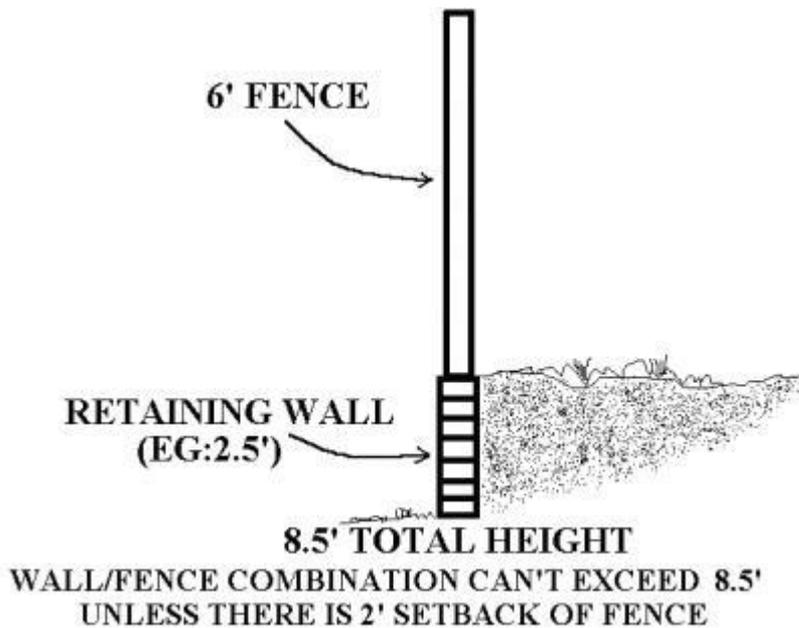


# Phase Two

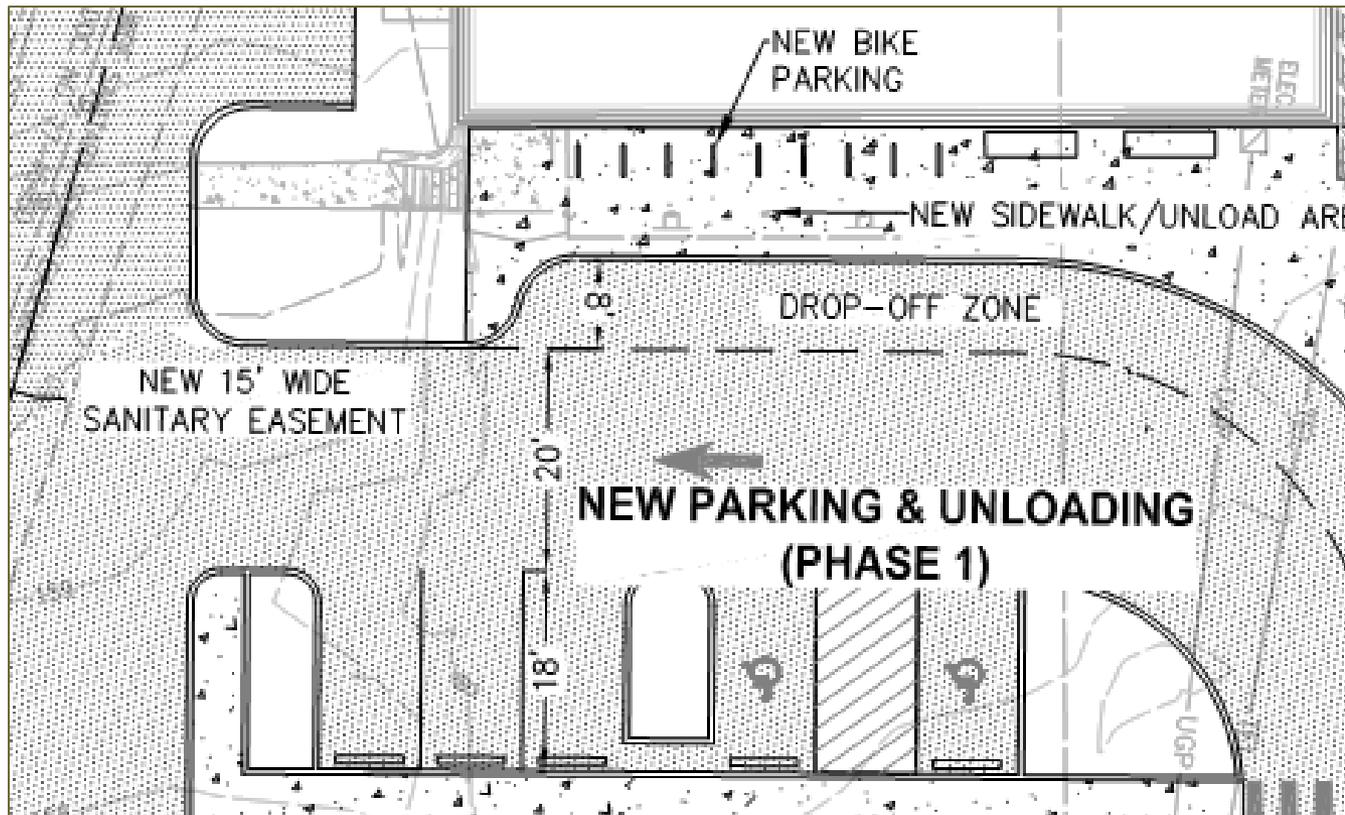




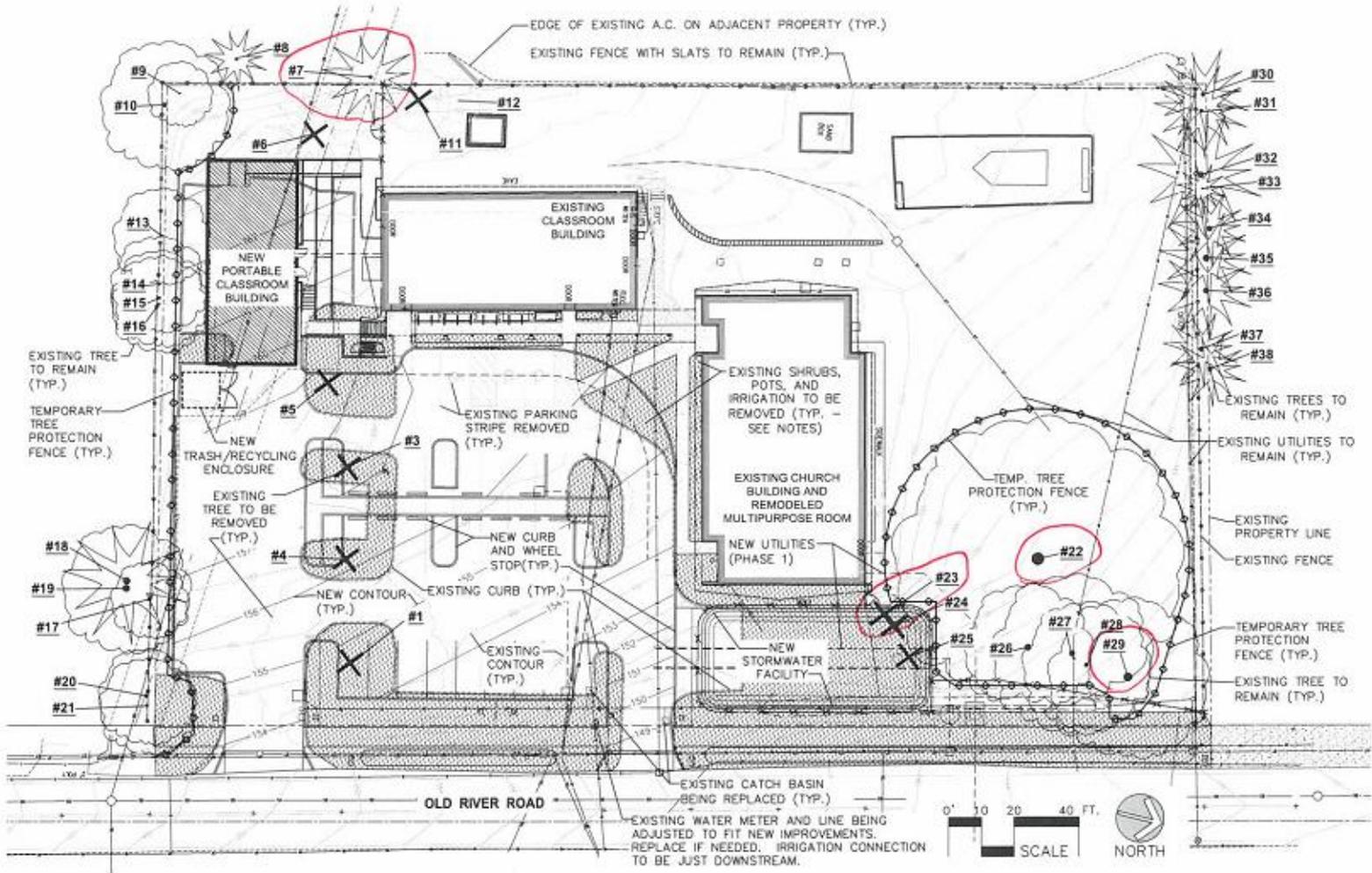
# Fence Height Criteria



# Drive Aisle Width



# Significant Trees



# Easement Conditions of Approval





## ***2.0045 Detention Facilities***

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**B. Detention volume storage methods, in order of preference, are the following:**

- 1. Surface storage – pond**
- 2. Underground storage by tank or vault will be approved by the City Engineer only when a pond is impracticable. No underground detention facilities will be authorized for residential application.**
- 3. Slopes to detention pond shall not to exceed 3:1 and be vegetated with native materials. Retaining walls of all types for a pond construction shall be approved by the City Engineer only when native sloped enclosure is impracticable.**