



CITY OF
**West
Linn**

Rose Linn Care Center

CUP-21-01/DR-21-01

October 6, 2021

Overview



- Modification of an existing Conditional Use Permit (first approved in 1998) and a Class I Design Review
- Proposed addition to a skilled nursing facility located at 2330 Debok Road
- Located in the R-4.5 zone, allowed as a Conditional Use
- Modification of the '98 Conditional Use Permit

Planning Commission Options

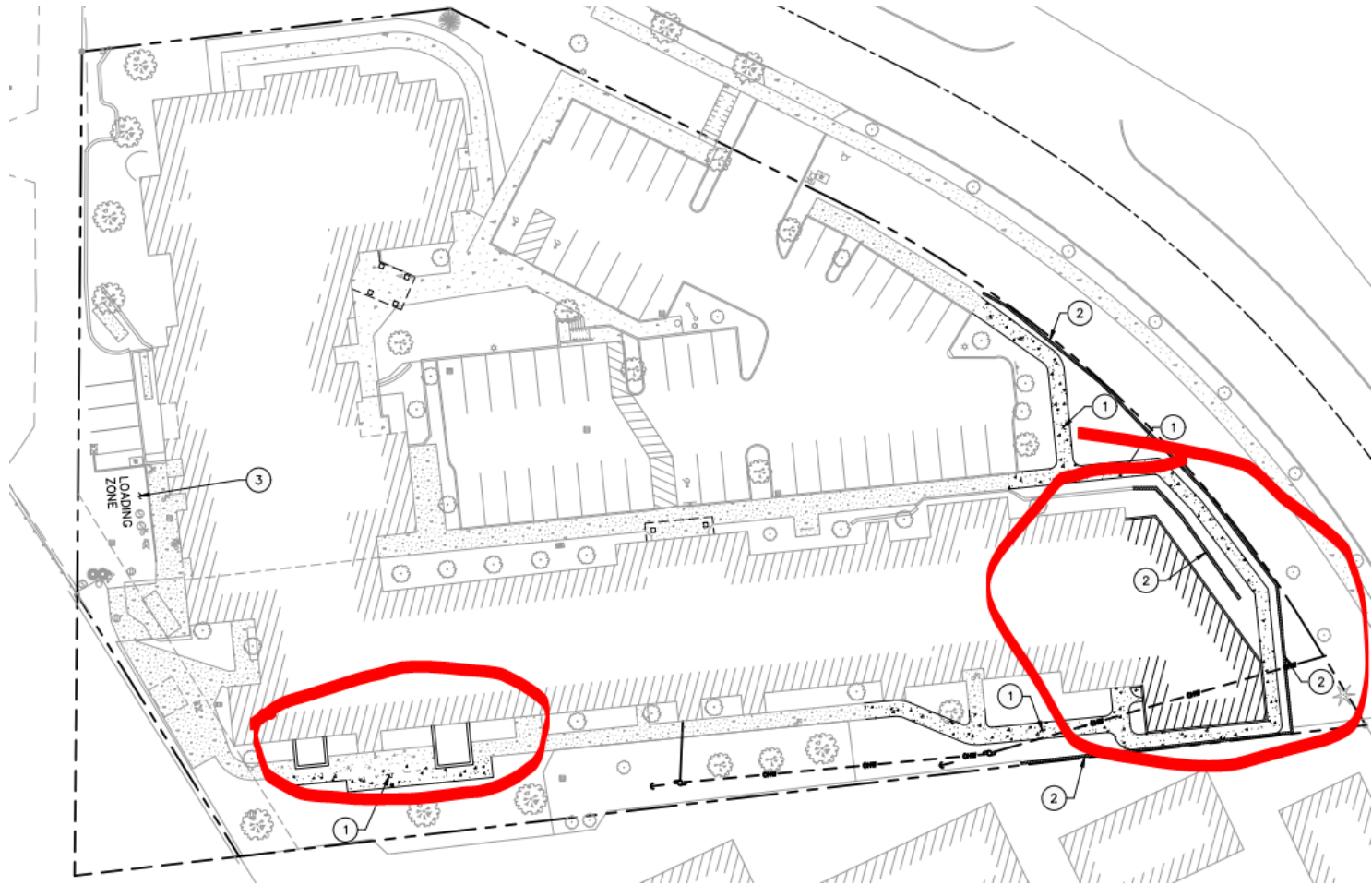


- ✔ Approve the application
- ✔ Approve with Conditions
- ✔ Deny the application

Vicinity Map



Site Plan



Project Description



- ◆ Construct an addition to Rose Linn Care Center
 - Current structure 35,353 square feet
 - 2.33 acre site
 - Primarily an expansion of living quarters (safety related spacing)
 - Storage facility addition (external access only)
 - Restroom addition

Applicable Community Development Code



◆ ***8 applicable CDC chapters***

- ◆ Chapter 14: Single-Family Residential Attached and Detached/Duplex R-4.5
- ◆ Chapter 44: Fences
- ◆ Chapter 46: Off-Street Parking, Loading, and Reservoir Areas
- ◆ Chapter 34: Landscaping

*All code criteria met. This project will not add residents to the facility and therefore no additional parking is required.

Applicable Community Development Code



- ◆ Chapter 55: Design Review
- ◆ Chapter 60: Conditional Uses
- ◆ Chapter 92: Required Improvements
- ◆ Chapter 99: Procedures for Decision Making: Quasi-Judicial

**All applicable code criteria have been met*

Conditions of Approval



- ◆ Staff recommends four conditions of approval
- ◆ First two conditions are standard boilerplate language used on most every land use application
- ◆ Second two recommended conditions are site/project specific

Conditions of Approval



🍃 Condition of Approval #1

Site Plans: With the exception of modifications required by these conditions, the project shall substantially conform to all Tentative Plan Sheets.

Conditions of Approval



✦ Condition of Approval #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.

Conditions of Approval



◆ Condition of Approval #3

Storage in Parking: Prior to issuance of certificate of occupancy, the applicant must remove the storage “PODS” and clear all loose equipment out of the parking spaces. All 58 parking spaces must be clear for parking at all times.

Conditions of Approval



◆ Condition of Approval #4

Loading Dock/Emergency Vehicle Turnaround: Prior to issuance of the Certificate of Occupancy, the loading dock and emergency vehicle turnaround must be clear of cars, refuse bins, storage units, and any other hindrances to access. The loading dock must be kept clear at all times and must not be used as additional parking.

Staff Recommendation



- ◆ Staff recommends approval of CUP-21-01/DR-21-01 with the four conditions of approval.

Questions



Questions of Staff