

DEVELOPMENT REVIEW APPLICATION

STAFF CONTACT			PROJECT No(s).		PRE-APPLICATION NO.
Ben Gardner			DR-23-07		
NON-REFUNDABLE FEE(S)	\$2,800	REFUNDABLE DEPOSIT(S)	TOTAL	\$2,800	

Type of Review (Please check all that apply):

- | | | |
|---|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Final Plat (FP) | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal (AP) | <input type="checkbox"/> Flood Management Area (FMA) | <input type="checkbox"/> Temporary Uses (MISC) |
| <input type="checkbox"/> CDC Amendment (CDC) | <input type="checkbox"/> Historic Review (HDR) | <input type="checkbox"/> Time Extension (EXT) |
| <input type="checkbox"/> Code Interpretation (MISC) | <input type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Right of Way Vacation (VAC) |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Minor Partition (MIP) | <input type="checkbox"/> Variance (VAR) |
| <input checked="" type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Modification of Approval (MOD) | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Tree Easement Vacation (MISC) | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Expediated Land Division (ELD) | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change (ZC) |

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address: 1750 Blankenship Rd. Suite 130 & 149 West Linn, OR 97068	Assessor's Map No.: Tax Lot(s): 21E35CB 01200 Total Land Area: 3.23 Acres +/-
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Brief Description of Proposal:

The proposed scope of work includes the demolition and replacement of an existing storefront glazing system located on the northeast end of the building on the 1st floor. The storefront glazing system will be replaced with a New roll up door with black frame and glazing to match the building's existing storefront system. All existing building finishes and color to remain the same.

Applicant Name*: LRS Architects (Desmond Amper) Address: 720 NW Davis St # 300, Portland, OR 97209 City State Zip:	Phone: 503.221.1121 Email: damper@lrsarchitects.com
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Owner Name (required): William R ONEILL Address: 16731 GREENBRIAR Rd City State Zip: Lake Oswego OR 97034	Phone: 503-781-7664 Email: XXXXXXXXXX SONEILL3658@AOL.COM
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Consultant Name: Address: City State Zip:	Phone: Email:
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1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all permit costs.**
2. The owner/applicant or their representative should attend all public hearings.
3. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
4. Submit this form, application narrative, and all supporting documents as a single PDF through the [Submit a Land Use Application](https://westlinnoregon.gov/planning/submit-land-use-application) web page: <https://westlinnoregon.gov/planning/submit-land-use-application>

The undersigned property owner authorizes the application and grants city staff the **right of entry** onto the property to review the application. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

William R Oneill
Applicant's signature Date 08/15/2023

William R Oneill
Owner's signature (required) Date 8/15/2023

DESIGN REVIEW – CLASS 1 NARRATIVE

Summerlinn Center - Ste 130 & 140

Site Information

Address: 1750 BLANKENSHIP RD.,
SUITE 130 & 140,
WEST LINN, OR 97068

Zoning: Office Business Center

Tax Lot #: 21E35CB01200

Monday, August 21, 2023

Scope of Work

The proposed scope of work includes the demolition and replacement of an existing storefront glazing system located on the northeast end of the building on the 1st floor. The storefront glazing system will be replaced with a New rollup door with black frame and glazing to match the building’s existing storefront system. All existing building finishes and color to remain the same.

55.090 APPROVAL STANDARDS – CLASS I DESIGN REVIEW

CDC 55.100(b)(1-4) – Relationship to the natural and physical environment

Relationship to the natural and physical environment, shall apply except in those cases where the proposed development site is substantially developed and built out with no remaining natural physical features that would be impacted.

Response: The site of the project location is on a fully developed site and the proposed scope of work will not affect the existing site elements or natural environment.

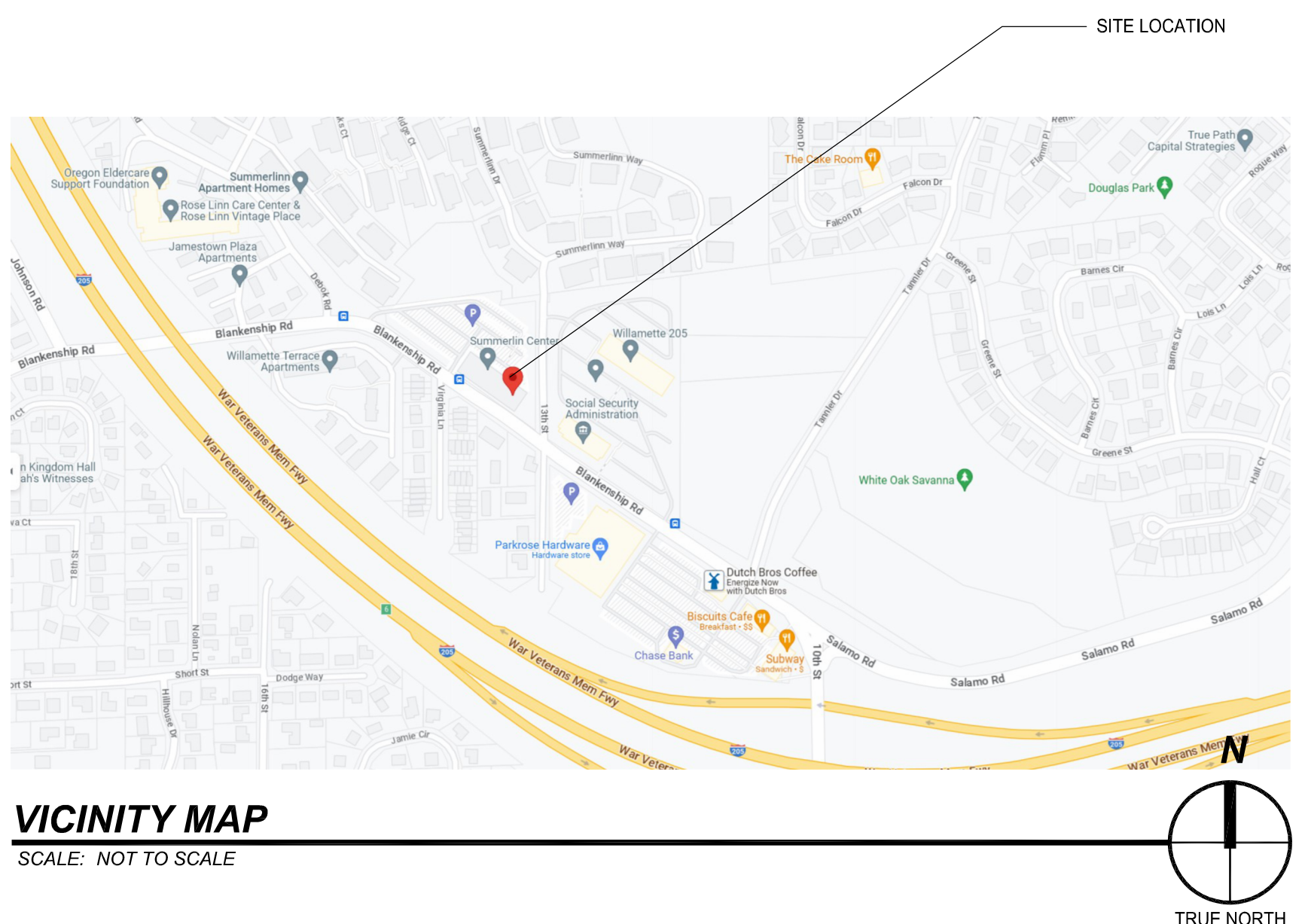
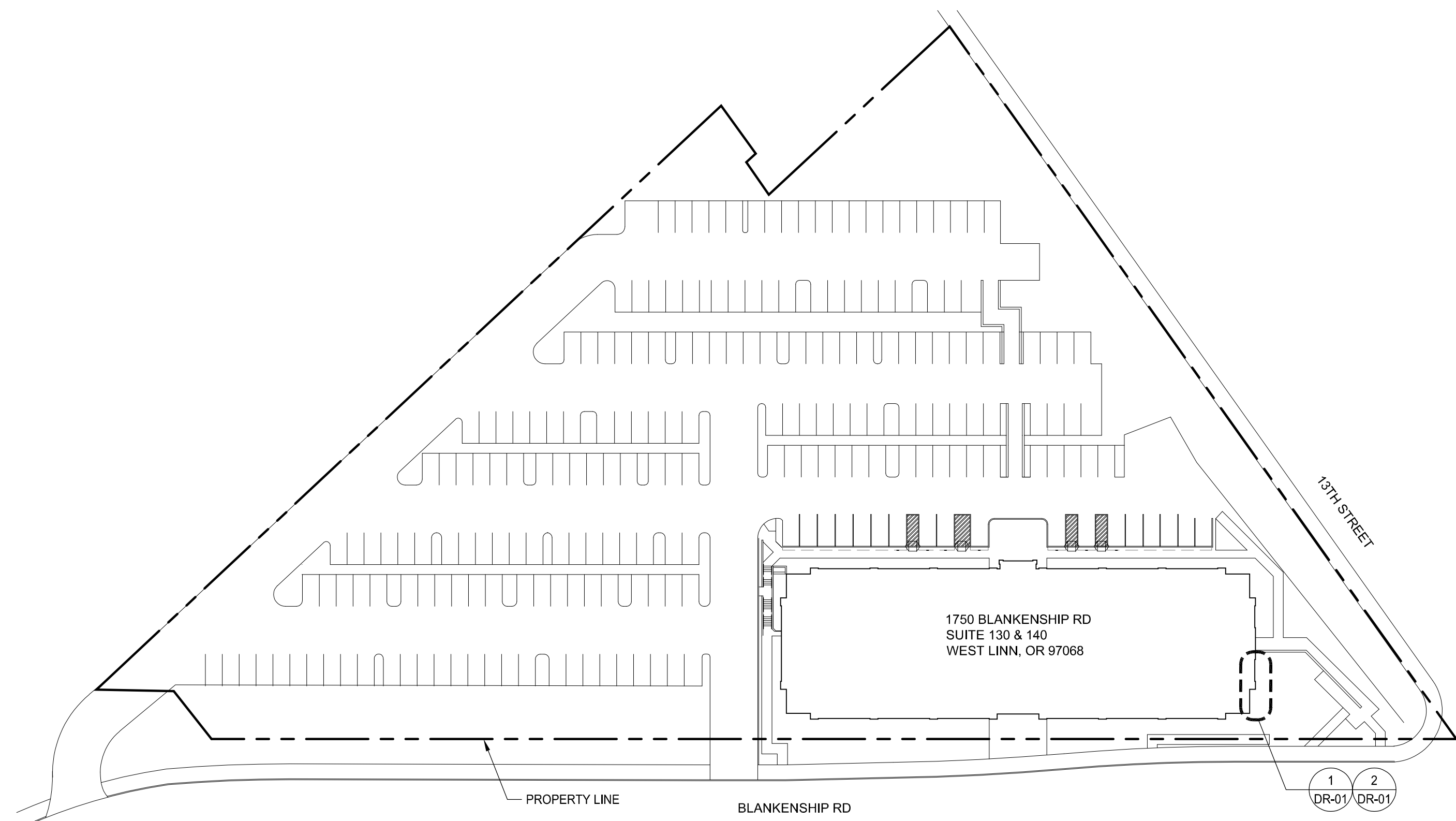
CDC 55.100(b)(5-6) – Relationship to the natural and physical environment

5. There shall be adequate distance between on-site buildings and on-site and off-site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.

Response: The proposed scope of work will not change the footprint of the existing building. The existing building will maintain adequate light and air circulation for fire protection.

6. Architecture. (a)(b)(c)(d)(e)(f)(g)(h)(i)

Response: The proposed scope of work includes removing and replacing an existing storefront system on the northeast end of the building on the 1st floor with a new roll up door. The new roll up door will match the same finish and glazing as the existing building storefront system.



SITE INFORMATION

ADDRESS: 1750 BLANKENSHIP RD., SUITE 130 & 140, WEST LINN, OR 97068
ZONING: OFFICE BUSINESS CENTER
TAX LOT #: 21E35CB01200
ACRES: 3.228 ACRES

LEGEND

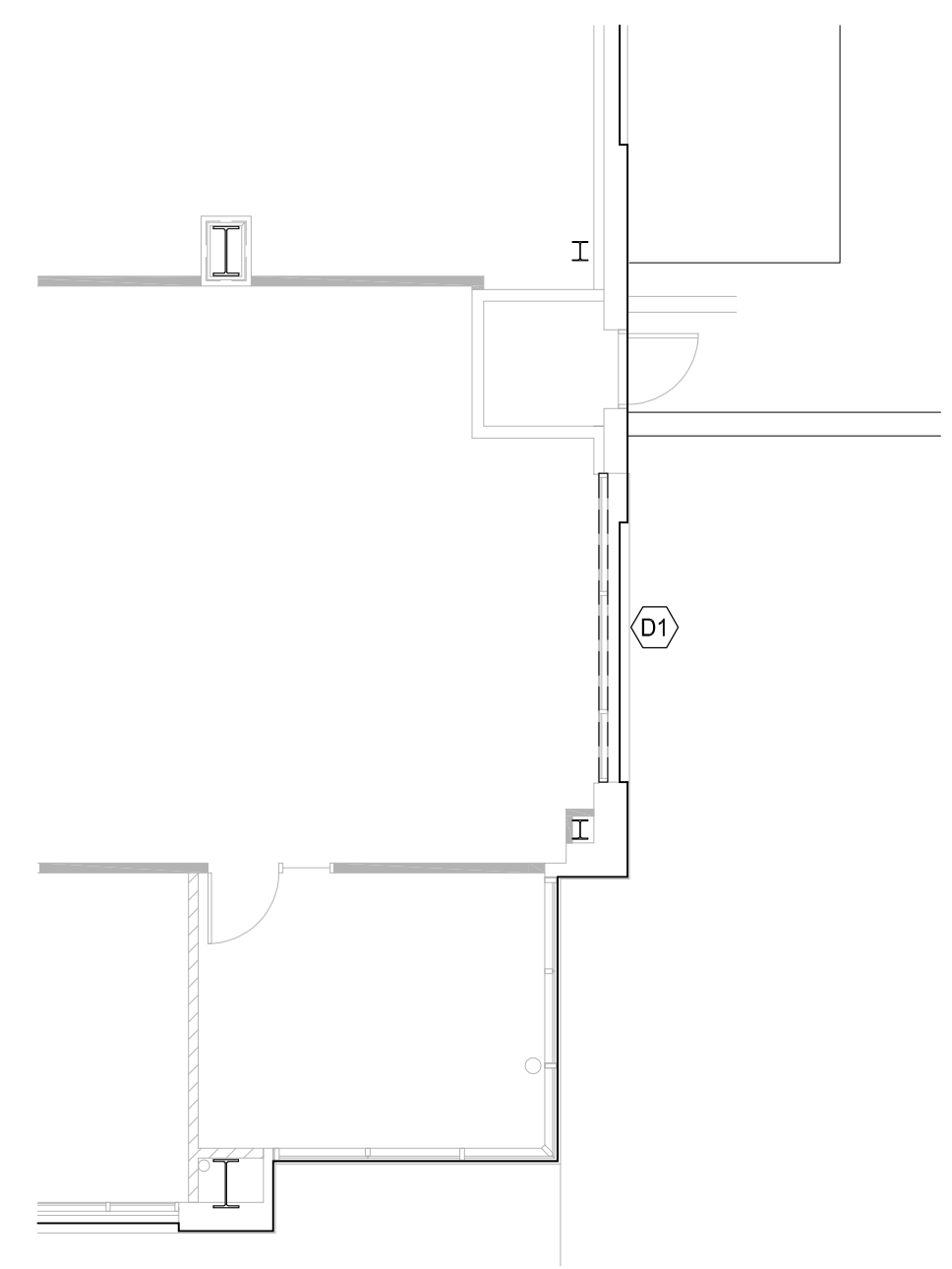
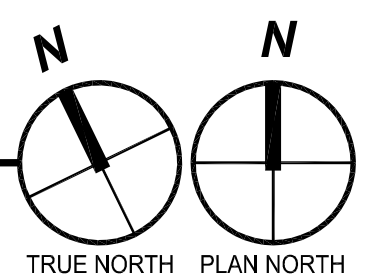
- EXISTING TO REMAIN
- DEMOLISH EXISTING ELEMENT
- NEW GLASS ROLL UP DOOR

PLAN KEYNOTES

- (D1) DEMO EXISTING STOREFRONT
- (1) NEW ROLL UP DOOR WITH BLACK FRAME AND GLAZING TO MATCH EXISTING STOREFRONT SYSTEM. MFR: HORMANN STYLE: 750A
- (2) EXISTING BUILDING FINISH TO REMAIN, TYP.
- (3) EXISTING GLAZING SYSTEM TO REMAIN, TYP.

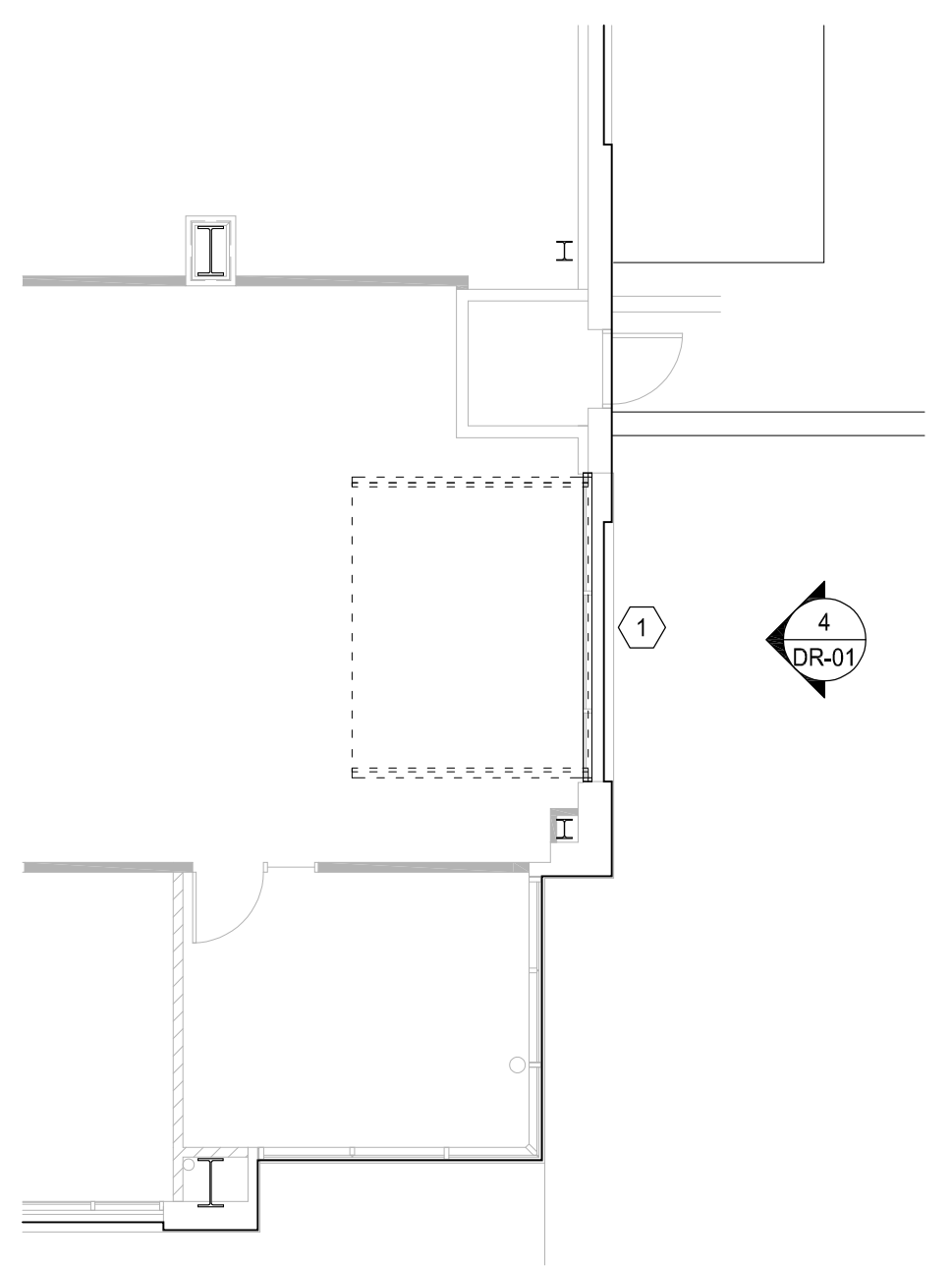
1. OVERALL SITE PLAN

SCALE: 1" = 50'-0"
 0 50 100'



2. ENLARGED DEMO PLAN

SCALE: 1/8" = 1'-0"
 0 4' 8' 16'



3. ENLARGED PROPOSED PLAN

SCALE: 1/8" = 1'-0"
 0 4' 8' 16'



4. EAST ELEVATION

SCALE: 1/8" = 1'-0"
 0 4' 8' 16'

CONSULTANT:

PROJECT NUMBER: 223120

**Summerlinn
 Building TI -
 Roll Up Door**
 1750 BLANKENSHIP RD.,
 SUITE 130 & 140,
 WEST LINN, OR 97068

SHEET TITLE:
**SITE PLAN,
 ENLARGED PLAN,
 ELEVATION**

DRAWN BY: DLA
 DATE ISSUED:
 DESIGN REVIEW CLASS 1 08.21.2023

SHEET: **DR-01**
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