

City of Stayton

MEMORANDUM

TO: Chairperson Larry McKinley and Planning Commission Members

FROM: Jennifer Siciliano, Director of Community and Economic Development

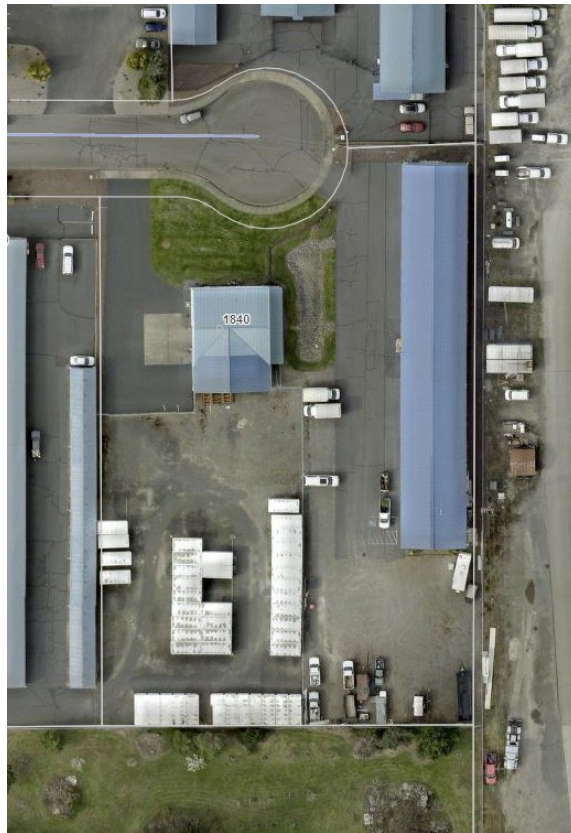
DATE: November 25, 2024

SUBJECT: Site Plan Review Roberts Industries, LLC for 1840 Pacific Court

120 DAYS ENDS: February 1, 2025.

ISSUE

The issue before the Planning Commission is a public hearing on an application for a Site Plan Review to add a 3,440 square foot (40' x 86') additional warehouse storage building to an already developed industrial site at 1840 Pacific Court in a Light Industrial (IL) zoning district.



BACKGROUND

The property at 1840 Pacific Court is already developed with a 2,400-square-foot shop/office and a 9,600-square-foot warehouse storage building. All adjacent properties are industrial and located within the Light Industrial (IL) zoning district. The property previously received approval for Site Plan Review (Land Use File 18-09/91) and a modification to the Site Plan Review (Land Use File 19-10/06), which approved the current buildings on the site. The proposed building will be 3,440 square feet and situated in the southeast corner of the site. It will include the required additional parking, a handicapped-accessible parking space, and bicycle parking for two. The building will feature architectural variation, with horizontal shifts in wall design and a mix of exterior materials

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and colors to highlight entrances and enhance visual appeal. Additional information is included in the draft order, per the criteria for a Site Plan Review.

ANALYSIS

This report and the draft order presents the Planning Staffs summary and analysis concerning this application. It was developed with the input of other City departments and agencies.

Attached is an application for site plan review approval from Roberts Industries, LLC. The application consists of the application form and narrative, architectural drawings, site plans, and a memorandum regarding stormwater drainage. The complete application submission has been posted on the City's website.

The attached draft order provides findings and analysis of each approval criteria for Site Plan Review.

RECOMMENDATION

The staff recommends option one to approve the draft order as presented.

OPTIONS AND SUGGESTED MOTIONS

Staff has provided the Planning Commission with a number of options, each with an appropriate motion. The Planning Department recommends the first option to approve the draft order as presented.

1. Approve the application, adopting the draft order as presented.

I move the Stayton Planning Commission approve the application for a Site Plan Review of Roberts Industries, LLC, (Land Use File #2-01/24) and adopt the draft order presented by Staff.

2. Approve the application, adopting modifications to the draft order.

I move the Stayton Planning Commission approve the application for a Site Plan Review of Roberts Industries, LLC (Land Use File #2-01/24) and adopt the draft order with the following changes...

3. Deny the application, directing staff to modify the draft order.

I move the Stayton Planning Commission deny the application for a Site Plan Review of Roberts Industries, LLC (Land Use File #2-01/24) and direct staff to modify the draft order to reflect the Planning Commission's discussion and bring a revised draft order for Planning Commission approval at the December 30, meeting.

4. Continue the hearing until December 30, 2024.

I move the Stayton Planning Commission continue the public hearing on the application for a Site Plan Review of Roberts Industries, LLC (Land Use File #2-01/24) until December 30, 2024.

5. Close the hearing but keep the record open for submission of written testimony.

I move the Stayton Planning Commission close the hearing on the application for a Site Plan Review of Roberts Industries, LLC (Land Use File #2-01/24) but maintain the record open to submissions by the applicant until December 2, allowing 7 days for review and rebuttal and then an additional 7 days for the applicant to reply, with final closure of the record on December 30, 2024.

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6. Close the hearing and record, and continue the deliberation to the next meeting.

I move the Stayton Planning Commission continue the deliberation on the application for a Site Plan Review of Roberts Industries, LLC (Land Use File #2-01/24) until December 30, 2024.