



AGENDA

DEVELOPMENT REVIEW COMMISSION Monday, March 19, 2018 – 7:00 PM

City Hall – Council Chambers
380 A Avenue, Lake Oswego, OR 97034

The meeting location is accessible to persons with disabilities. To request accommodations, please contact Janice Bader at 503-635-0297, or email jbader@lakeoswego.city 48 hours before the meeting.

1. CALL TO ORDER
2. ROLL CALL
3. COUNCIL UPDATE
4. MINUTES
5. FINDINGS

AP 18-01 [TR 499-17-06774], a request for hearing on the tentative decision by the Planning & Building Services Department on a Type II tree removal application to remove two trees in order to construct a new single-family dwelling.

The site is located at 768 7th Street (Tax Lot Reference 21E03DB05700). Staff coordinator is Ellen Davis, Associate Planner.

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AP 18-02 [TR 499-17-04630], a request for hearing on the tentative decision by the Planning & Building Services Department on a Type II tree removal application to remove 11 trees in order to construct a new single-family dwelling.

The site is located at 13132 Thoma Rd. (Tax Lot Reference 21E04BB04300). Staff coordinator is Ellen Davis, Associate Planner.

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LU 17-0051: A request by River East II, LLC for approval of the following:

- A Development Review Permit for a 47,290 square-foot commercial building in the Downtown Redevelopment District;
- Six Design Variances to the following standards:
 1. Approval of a flat roof rather than a gable or hipped roof form in the DRD [LOC 50.05.004.5.c] with an increase in height limitation of 41 feet for flat roofs, to 60 feet [LOC 50.05.004.5.e]
 2. Increase in height limit of 45 feet at center of site for the portion of the structure within 120-240 feet of a lot zoned R-6 [LOC 50.04.001.4.c.i]
 3. Reduced amount of storefront glazing on 3rd St. [LOC 50.05.004.6.b.i]
 4. Reduced dimension from ground to bottom of three windows on 3rd St. [LOC 50.05.004.6.b.ii]

David Poulson, Chair ■ Brent Ahrend, Vice Chair
Paden Prichard ■ Jeff Shearer ■ Kirk Smith ■ Nader Taheri ■ Nick Shur

- 5. Elimination of screening requirement for a portion of a retaining wall over six feet in height at the north end of the parking lot [LOC 50.06.004.2.b.iv]
- 6. Reduced dimension of awnings over windows and doors that face a public street [LOC 50.05.004.6.g]; and
- Removal of 15 trees to accommodate the project (six on-site and nine street trees).

The site is located at 519-543 3rd Street (Tax Lot Reference 21E03DD02300 and 21E03DD02400). Staff coordinator is Debra Andreades, Senior Planner.

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LU 18-0009, a request by the Lake Corporation for approval of a Modification of a Development Review Permit (LU 17-0034) for Major Variances to the Building Orientation standard (LOC 50.06.005.g) for both new buildings.

The site is located at 700 McVey Avenue (Tax Lot Reference 21E10DB00200). Staff coordinator is Leslie Hamilton, Senior Planner.

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LU 17-0071, a request by FS Unlimited, LLC for approval of a Minor Development application for construction an office/flexible tenant space building and removal of eight trees.

The site is located at 5755 Willow Lane (Tax Lot Reference 21E18BD01200). Staff coordinator is Evan Fransted, Associate Planner.

6. PUBLIC HEARINGS

LU 16-0063, a request by Blue Dog Properties for approval of a Development Review Permit and one Design Variance for a mixed-use development, and the removal of eight trees. The Design Variance is to the Building Orientation standard in the Lake Grove Village Overlay District.

The site is located at 15948 Quarry Road (Tax Lot Reference 21E08CB01200). Staff coordinator is Leslie Hamilton, Senior Planner.

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LU 17-0076, a request by Charles F. Breuer Trust for approval of a major variances and removal of one tree in order to construct a new single-family dwelling:

- Reduce the required 5-foot west side yard setback to 4 feet;
- Reduce the required 20-foot street side yard setback to 4 feet;
- Reduce the required 30-foot rear yard setback to 27.5 feet;
- Increase the maximum lot coverage of 25% to 37.15%;
- Allow wall projections into the side yard setback plane along the west property line; and
- Allow wall projections into the side yard setback plane along South Shore Boulevard.

The site is located at 3989 West Bay Road (Tax Lot Reference 21E17BB03700). Staff coordinator is Evan Fransted, Associate Planner.

7. GENERAL PLANNING AND OTHER BUSINESS

8. ADJOURNMENT