



CITY OF HOOD RIVER

PLANNING DEPARTMENT

211 2nd Street, Hood River, OR 97031 Phone: 541-387-5210

**Planning Commission
Public Hearing
Monday, June 4, 2018
5:30 p.m.**

**Hood River City Hall
Council Chambers
211 2nd Street**

CITY OF HOOD RIVER PLANNING COMMISSION AGENDA

I. Call to Order: Vice Chair Babitz

II. Planning Director's Update

III. Public Hearing

A. FILE NO. 2018-08 Gates Subdivision Replat and Variance

PROPOSAL: Request to Replat and consolidate 6 Lots of Hood River Proper Addition into 5 lots and request a variance to allow for the creation of new lots under 7,000 square feet.

APPLICANT: James Klein

OWNER: Steve & Jodi Gates and Peter Rysavy

LOCATION: Generally located between 26 Prospect Avenue and 33 Montello Avenue. Legal Description: Lots 4-7, 15,16, and 17, Block 33 of Hood River Proper Addition, Located in the NE ¼ of Section 36, Township 3N, Range 10 East of the Willamette Meridian, City of Hood River, County of Hood River, Oregon (*See attached map*).

ZONING: The property is zoned Urban Low Density Residential (R-1).
and Improvement Standards.

A. FILE NO.: 2018-13 – Jovanovic PUD Modification and Variance

PROPOSAL: Modification of an existing Planned Development, Kids Plaza PUD, to: 1) to change the approved use from dance studio (commercial) to multi-family residential for 36 residential apartments; 2) increase the building footprint from 8,000 square feet to approximately 8,472 square feet; 3) increase the building height from one story to three (3) stories with a maximum height of 35 feet; 4) add a driveway from Clearwater Lane; 5) add 25 parking spaces; 6) reduce the common open space by approximately 7,359 square feet; and 7) use Tax Lot 2007 (common open space) as a shared outdoor recreational area for apartment residents. In addition, the applicant requests a Variance to reduce the number of required on-site parking spaces from 54 to 41 spaces.

APPLICANT: Vladan Jovanovic

OWNERS: 230 Clearwater LLC own Tax Lot 2006; Tax Lot 2007 is owned by NSA Property Holdings, LLC, Lowell & Sons, LLC, Howard Family Limited Partnership I, Jean McGuire Coleman, and Warren Limited Partnership II.

LOCATION: 230 Clearwater Lane. Legal Description: 3N 10E 26CD Tax Lots 2006 and 2007

ZONING: The property is zoned General Commercial (C-2)

IV. Minutes: Approval of Planning Commission Minutes for March 19th, 2018 and April 2nd, 2018

V. Adjourn