



CITY OF HOOD RIVER

PLANNING DEPARTMENT

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

Planning Commission
Public Hearing
Monday, June 18, 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 Hearings**

A. FILE NO. 2018-13 – Jovanovic PUD Modification and Variance - continuation of hearing from June 4, 2018 hearing

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)

B. FILE NO. 2018-12 Wildwood Community Center Conditional Use

PROPOSAL: Redevelop the Springhouse Winery and tasting room into a community center and independent school.

APPLICANT: Carrington Barrs

OWNER: James Matthisen, 13 RR LLC and Ron Kaufman for Mt. Hood Railroad Company

LOCATION: 13 Railroad Avenue. Legal Description: 3N10E25DC Tax Lots #7800 and 7100.

ZONING: The property is zoned General Commercial (C-2), the existing park lot is zone (LI) and within the Exit 64 Interchange Area Management Plan (IAMP) overlay.

C. FILE NO. 2018-10 Paris Fair Building Conditional Use

PROPOSAL: Convert existing office and commercial space on the second and third floors of the historic IOOF-Paris Fair Building into 11 residential units, including parking lot and associated site modifications.

APPLICANT: Key Development

OWNER: Paris Fair Building, LLC

LOCATION: 315 Oak Street, at the southeast corner of 4th and Oak Streets; Legal Description: 3N10E25CD Tax Lot #11900.

ZONING: The property is zoned General Commercial (C-2) and within the Downtown Historic District and the Exit 63/64 Interchange Area Management Plan.

IV. **Adjourn**