



**NOTICE OF LEBANON PLANNING COMMISSION DECISION  
PLANNING FILE No. AR-20-09**

- A. APPLICANT: McKinney Lane Apartments II, LLC
- B. PROPERTY LOCATION: The subject property is located on the south side of the intersection of Franklin Street and Russell Drive. There is currently no site address assigned, but the County Assessor locates the site within Township 12 South; Range 2 West; Section 14CA, Tax Lot 700 and 6500.
- C. PARCEL SIZE: The property is 7.42 acres, with the proposed development area of 4.02 acres.
- D. EXISTING DEVELOPMENT: The site is currently vacant.
- E. ZONING: The property is Residential Mixed Density (Z-RM).
- F. REQUEST: Approval of an Administrative Review for the development of a 78-unit apartment complex and associated site improvements.
- G. DECISION CRITERIA: The decision criteria are found in the Lebanon Development Code: Chapter 16.20 – Review and Decision-Making Procedures.
- H. PLANNING COMMISSION HEARING DATE: July 15, 2020 and August 19, 2020.

**II. DECISION AND CONDITIONS OF APPROVAL**

The Planning Commission **APPROVED** the above-mentioned request subject to the following Conditions of Approval:

- 1. The Planning Department conditions include, but may not be limited to:
  - a. Sight obscuring fencing shall be constructed to a minimum of six feet in height along the western and eastern property lines, with the exception of designated vision clearance areas.

- b. A landscape plan shall be submitted and approved prior to the issuance of building permits. The landscape plan shall comply with all the requirements of Chapter 16.15, including identification of landscape design options as identified in Section 16.15.030.
  - c. A Children's play area shall be provided in compliance with Section 16.05.170.F. Any and all playground equipment shall comply with the International Play Equipment Manufacturers Association standards. The children's play area shall be included for review as part of the landscape plan.
  - d. A minimum of 158 vehicle parking spaces shall be maintained on-site at all times. A minimum of 20 uncovered bicycle spaces and 92 covered bicycle spaces shall be permanently maintained.
  - e. All lighting provided on-site shall be oriented internally and directed away from adjacent properties.
2. All requirements of the Lebanon Fire District shall be met, including but not limited to:
- a. Plans shall be submitted for review and approval by the Lebanon Fire Marshal that demonstrates full compliance with the Oregon Fire Code and local amendments. Lebanon Fire Marshal approval shall be obtained prior to issuance of building permits.
3. The Engineering Department conditions include, but may not be limited to:

**General**

- a. An engineered site plan shall be submitted for review and approval for the site. The site plan must be submitted with an Application for Site Plan Review and associated fee. The site plan shall detail all site improvements necessary for the proposed development together with a grading and drainage plan.
- b. All elevations shown on plans submitted to the City must be on the NAVD 88 vertical datum to provide compatibility with the City computer aided mapping system.
- c. All private, onsite utilities must be reviewed and approved by the City Building Official.
- d. Provide verification of approval by the Lebanon Fire District.
- e. Provide approval from ODOT Rail for any improvements adjacent to the rail rights-of-way including fencing and landscaping.

**Transportation**

- a. Site lighting shall not glare or shine onto adjacent public streets or neighboring properties.
- b. Provide verification of Republic Services approval.
- c. Provide verification of United States Postal Service for community mailbox location.

**Water**

- a. Identify any on-site wells on the engineered drawings.

- b. Contact the Lebanon Fire Marshal for additional requirements.
- c. Public improvement drawings shall be submitted for review and approval for the extension of water main and public hydrants. The drawing must be submitted with an Application for Public Improvements and associated fee.

### **Sewer System**

- a. Identify any on-site septic systems on the engineering drawings.

### **Storm Drainage**

- a. The drainage system and grading plan shall be designed so as not to adversely impact drainage to or from adjacent properties. Storm drainage facilities must be designed and constructed to ensure historical rates of site discharge are not exceeded. A detailed design including engineering calculations shall be submitted as part of site plan review. With the engineering drawings, provide a grading plan for the sites that indicates existing and proposed elevations. Drainage improvements (ditches and or piping) may be required at the site boundaries to prevent adverse impacts. The engineering drawings must provide a detailed design (including calculations) of the drainage improvements and mitigation of any impacts to adjacent properties.

### **Landscaping**

- a. Vision clearance areas shall be provided at intersections of all streets and at intersections of driveways and alleys with streets to promote pedestrian, bicycle, and vehicular safety per Subsection 16.12.030.H of the Lebanon Development Code. A clear-vision area shall contain no plantings, fences, walls, structures, utility pedestals, or temporary or permanent obstruction exceeding 2-1/2 feet in height, measured from the top of the curb.

## **III. OTHER PERMITS AND RESTRICTIONS**

The Applicant is herein advised that the use of the property involved in this application may require additional permits from the City or other local, State or Federal agencies.

The City of Lebanon land use and review and approval process does not take the place of, or relieve, the Applicant of responsibility for acquiring such other permits, or satisfy any restrictions or conditions thereon. The land use approval herein does not remove, alter or impair in any way any covenants or restrictions imposed on this property by deed or other instrument.

## **IV. APPEALS**

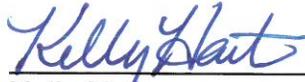
This Planning Commission decision will be official on the 15<sup>th</sup> day from the mailing of this notice, unless appealed within that time. Appeals must be received at the Lebanon Community Development Department (925 South Main Street, Lebanon, Oregon 97355) by **5:00 PM, Friday, September 4, 2020**. Appeal is to the City Council and the appeal fee is \$500.

Should you wish to appeal this action, or have any questions or comments regarding this project, please contact Community Development Department, at (541) 258-4906, for further information.

V. RECORD

The City's case file and record can be viewed in the Community Development Department at Lebanon City Hall, located at 925 S. Main Street, Lebanon, OR 97355 during regular business hours.

Respectfully,



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Kelly Haft  
Community Development Director

Thursday, August 20, 2020  
Date