



Legislation Text

File #: 14-0712, **Version:** 1

Calvary Worship Center Appeal of Development Plan - Postponement
(Quasi-Judicial Matter)

From:

Peter Wysocki, Planning and Development Director, Planning and Development Department

Summary:

This is a citizen request for an automatic postponement of a public hearing on appeal of a Planning Commission action taken on October 16, 2014 to deny a change of zone and development plan for Calvary Worship Center. The property is located at 501 Castle Road.

The City Clerk scheduled the item for the November 25, 2014 City Council meeting in accordance with City Code requirements. The citizen in opposition to the project has requested that the item be postponed until the December 9, 2014 City Council meeting. Per Section 7.5.906.B.3, City Council is required to grant that request.

Previous Council Action:

Not applicable.

Background:

An appeal request was filed by Calvary Worship in response to a Planning Commission decision denying its application for a change of zone and accompanying development plan. A citizen in opposition of the change of zone request has filed the request for postponement.

It should be noted that pursuant to City Code, unlike recommendations of approval, a denial of a zone change by the Planning Commission is final, and is not forwarded for consideration by the City Council, unless appealed by the applicant seeking the zone change.

Financial Implications:

Not applicable.

Board/Commission Recommendation:

There has been no recommendation on the postponement.

Stakeholder Process:

Notification postcards were mailed to 252 property owners located within 750 feet of the property during the internal review notification as well for two neighborhood meetings that were held regarding the proposed project. The first meeting was held on May 15th (approximately 15 homeowners attended) and the second held on July 10th (approximately 27 homeowners attended). A follow-up

meeting was held with several volunteer representatives of the neighborhood along with two representatives of the Organization of Westside Neighbors (OWN) on August 28th in an attempt to mediate a number of outstanding neighborhood issues (those invited included Larry Hudson, Bob Besaha, Bryan Boisvert, Chad White (OWN) and Joel Beck (OWN)).

Neighborhood issues regarding the proposed development and phased expansion include:

- Increase in weekend traffic along King Street and 30th Street; safety at intersections as well as general pedestrian safety in the area.
- Introduction of church traffic along Willamette Avenue, Wilhelmia Avenue and N. 28th Street.
- Increase of on-street parking issues along King Street and into the Pleasant Valley neighborhood particularly on Castle Road during weekend church services.
- Concerns of grading and slope stability of vacant area north of Willamette Ave.
- Concerns if “criblock” retaining wall system is most appropriate system for slope stability.
- Concerns over “criblock” retaining wall system and aesthetic appearance (too industrial).
- Concerns if stormwater run-off and drainage will negatively impact adjacent properties, in particular those properties located along 28th Street and Wilhelmia Avenue.
- Parking lot lighting.

Public notification postcards were again mailed to the 252 property owners prior to the Planning Commission meeting. The site has been posted to notify surrounding residents of the appeal hearing at City Council.

Alternatives:

Not applicable.

Proposed Motion:

Approve the request for postponement to the December 9, 2014 meeting as permitted under City Code Section 7.5.906.B.3.

Not applicable.