

**CITY OF VENETA PLANNING OFFICIAL
STAFF REPORT**

FILE COPY

Keady Day Care Site Plan Review SR-2-08

Application Received: March 3, 2008
Application Complete: March 6, 2008
Notice Mailed and Posted: March 6, 2008
Staff Report Date: April 2, 2008
Prepared by: Zac Moody, Assistant Planner

Referrals: Veneta Public Works Superintendent
City Engineer
Lane County Fire District No. 1

BASIC DATA

Applicant: Alaine Keady
P.O. Box 444
Veneta, Oregon 97487

Owner: Wayne Boden
Le Nora Fischer-Boden
P.O. Box 445
Eugene, Oregon 97440

Location: 88124 Territorial Hwy

Assessor's Map: 17-06-36-14

Tax Lot Numbers: 9500 & 9600

Area: 13,503 sq ft

Plan Designation: Commercial (C)

Zoning Designation: Community Commercial (CC)

REQUEST

The request before the Veneta Building and Planning Official is for approval of a site plan to allow a day care for 6-10 children at 88124 Territorial Hwy.

BACKGROUND

Tax lot 9600 currently houses a single family dwelling that the day care will be operated out of and Tax Lot 9500 contains the parking facility. Each property is owned by a different owner. The owner of the dwelling has a perpetual non-exclusive easement to use parking facility and eight (8) feet of the vacated alley. The proposed day care will occupy the entire lower floor, while the second floor will be used for living purposes (see **EXHIBIT A**). Residential uses within commercial structures are allowed provided that they do not occupy more than 50 percent of the structure and that no dwelling unit occupies the front 25 feet of the buildings ground floor facing the principal commercial street.

PROPERTY CHARACTERISTICS

The subject property is located on the corner of McCutcheon and Territorial Hwy (see **EXHIBIT A**) and is surrounding on the north, east, west and south sides by other commercially zoned parcels. The Day Care will be located in an area that is currently surrounded by commercial uses and will conform to the goals of the Community Commercial Zoning District.

Wastewater Service

City services are currently servicing this property.

Storm water

Detention will be required for all new facilities on the site

Water Service

City services are currently servicing this property.

Natural Resources

The proposed changes do not affect any significant natural resources.

APPROVAL CRITERIA

Article 6 of the Veneta Land Development Ordinance No. 461 regulates Site Plan Reviews. The purpose of a site plan review is *“to correlate the general ordinance requirements with the specific site conditions and proposed uses and changes of use through a comprehensive review process to assure that developments are in conformance with the applicable land use regulations of the Land Development Ordinance.”* Approval of a site plan review must comply with Section 6.04.

Day Care facilities and residential uses are a permitted use in the Community Commercial (CC) zone and would be in compliance with Veneta Land Development Ordinance 461 Section 4.05(2)(m) & (n).

AGENCY COMMENTS

See **EXHIBIT B** for referral comments

PUBLIC COMMENTS

None

ISSUES

There does not appear to be any significant issues associated with the proposal.

STAFF RECOMMENDATIONS

Based on the findings for the minor site plan review stated in the Final Order, staff recommends approval of the site plan. The proposed conditions are listed in the Proposed Final Orders.

EXHIBITS

The following information was submitted regarding this application:

- A. Application
- B. Referral comments
 - a. Heather Hill, Lane County Fire Dist. #1
 - b. Kyle Shauer, Public Works Superintendent
- C. Easement documents
- D. Fire drill procedures and records sheet