



Community Dev. & Planning
117 N Molalla Avenue
PO Box 248
Molalla, Oregon 97038
Phone: (503) 759-0219
communityplanner@cityofmolalla.com

Notice of Hearing for Proposed Development

Date of Notice:	<i>July 8, 2015</i>
Date of Hearing:	<i>August 5, 2015 6:30 P.M.</i>
Location of Hearing:	<i>117 N. Molalla Ave., Molalla, OR 97038</i>
File No.:	<i>P61-2015</i>
Legal Description:	<i>Township 5 South, Range 2 East, Section 08 C, Tax Lot 1800</i>
Address:	<i>31696 S Ona Way</i>
Applicant:	<i>Multi-Tech Engineering</i>
Owner:	<i>Stoneplace Storage LLC</i>
Proposal:	<i>Addition of 96 units to existing apartment complex, parking and storage facilities</i>
Current Use:	<i>Three single-family detached residences</i>

The City has received an application for proposed development at 31696 S. Ona Way, which is located to the rear of the existing Stoneplace Apartments at 872 W. Main St. The proposal is an extension to the existing apartment facilities and includes additional dwelling units, parking structures and storage facilities.

The application will be reviewed based on criteria set forth by the Molalla Municipal Code, section *19.08.060 Site Design Review—Approval criteria:*

1. The application complies with all of the applicable provisions of the underlying Land Use District (Title 17), including building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other special standards as may be required for certain land uses.
2. The applicant will upgrade to current standards any development on the site that does not comply with the applicable land use district standards.
3. The application complies with all of the Design Standards in Title 18, including:
 - a. Chapter [18.04](#) - Access and Circulation;
 - b. Chapter [18.08](#) - Landscaping, Significant Vegetation, Street Trees, Fences and Walls;
 - c. Chapter [18.12](#) - Parking and Loading, for automobiles and bicycles;
 - d. Chapter [18.16](#) - Public Facilities and Franchise Utilities;
 - e. Chapter [18.20](#) - Surface Water Management;

- f. Chapter [18.24](#) - Other Standards, as applicable;
 - g. Section [19.04.260](#) – Traffic Studies.
4. Existing conditions of approval required as part of a prior Land Division (Chapter [19.12](#)), Conditional Use Permit (Chapter [19.16](#)), Master Planned Development (Chapter [19.20](#)) or other approval have been or will be met. (Ord. 2010-15 §1; Ord. 2010-04 §1)

Additional information about this application can be found by:

1. Visiting Molalla City Hall, 117 N. Molalla Ave., Molalla OR 97038
2. Contacting Community Planner Nicolas Lennartz at 503-759-0219, or communityplanner@cityofmolalla.com (email preferred)

Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to LUBA based on that issue.

A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost and will be provided upon request at a reasonable cost.

A copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing. Copies shall be provided at a reasonable cost upon request.

You may attend, offer testimony or seek information at the hearing. Any correspondence received in advance of the meeting will be forwarded to the hearing body.

Written testimony will be received by the City of Molalla until 10 a.m. on the day of the hearing, and should be emailed to: Nicolas Lennartz: communityplanner@cityofmolalla.com. Please ensure your name and address are included in the written testimony.

Oral testimony may be offered during the hearing. The Planning Commission may set reasonable time limits for oral presentations and may limit or exclude cumulative, repetitious, irrelevant or personally derogatory testimony or evidence. Oral testimony will not be accepted after the close of the public hearing. Written testimony may be received after the close of the public hearing as allowed by the Planning Commission.

Site characteristics:

The site in total is 9.11 acres in SW Molalla, with frontage along Lowe Road to the South and S. Ona Way to the West. Currently the site has three detached single family residences; one on the west side off of Ona Way, and two with access off of Lowe Rd. Bear Creek runs through the western portion of the property, although no development is proposed within proximity of the creek. The surrounding area is zoned as follows:

- North – C2 Commercial and R3 Residential
- South – RRRF5 Rural Residential Farm Forest (County Land), across Lowe Rd.
- West – M2 Industrial, across Ona Way

*Conceptual Site Plan Attached

Owner / Developer:
STONE PLACE
APARTMENTS LLC
 9550 SE CLACKAMAS RD.
 CLACKAMAS, OREGON 97015
 PHONE: 503.655.7933

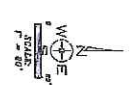
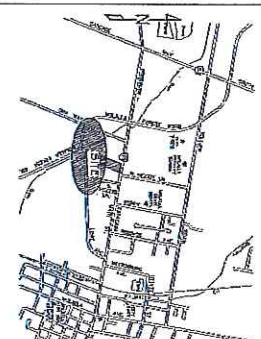
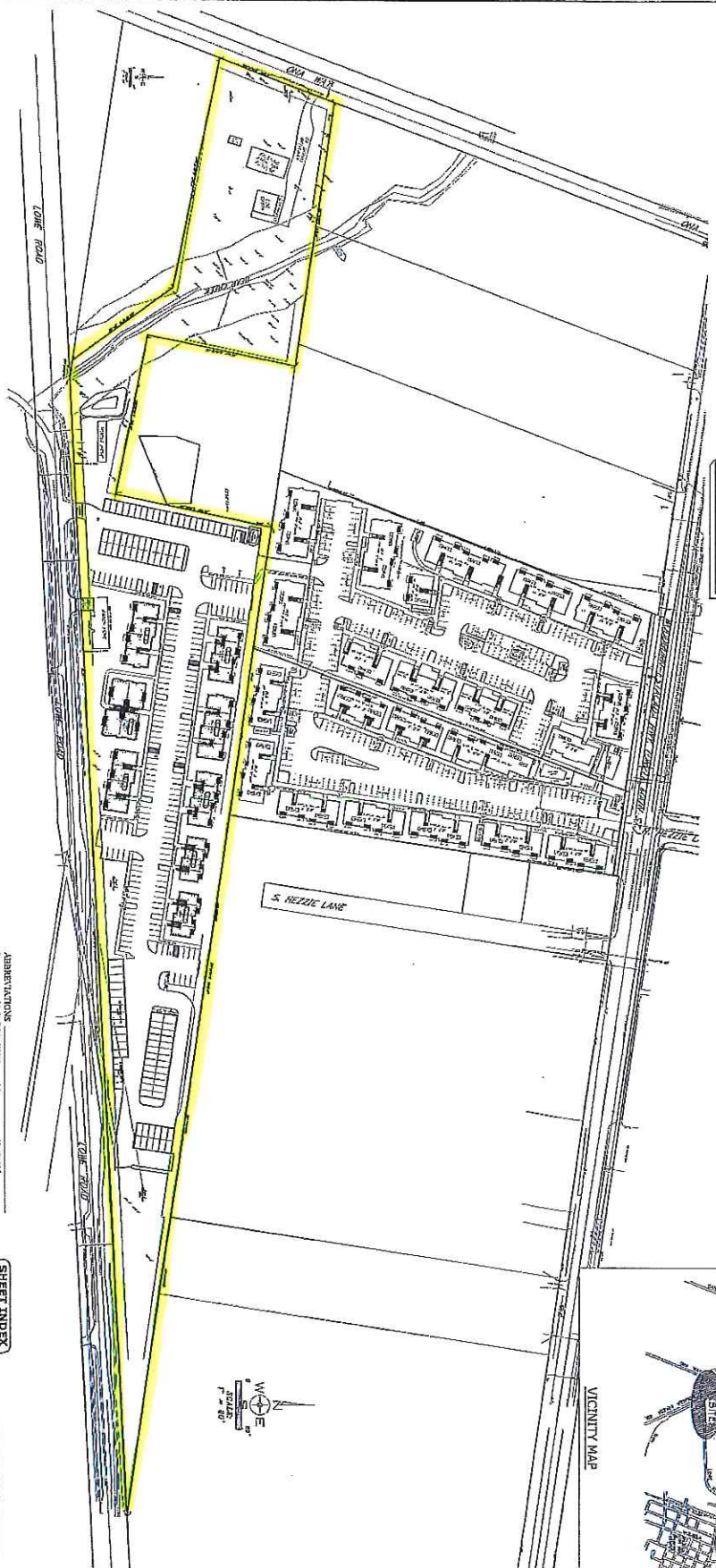
STONE PLACE SOUTH APARTMENT COMPLEX

SEC. 8, T. 5 S., R. 2 E., W. M.
 CITY OF MOULTON
 CLACKAMAS COUNTY, OREGON
 396,942 SF. (9.113 AC.)

7/24/2010
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SEE CALL FOR PRIVATE
 CONSTRUCTION NOTES.

BUILDING DESIGNS COMPANY, INC.
 1000 N. W. 10th Street
 Suite 200
 Portland, Oregon 97227
 Phone: 503.241.1111



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SHEET INDEX	
1	GENERAL NOTES
2	FOUNDATION PLAN
3	FOUNDATION PLAN
4	FOUNDATION PLAN
5	FOUNDATION PLAN
6	FOUNDATION PLAN
7	FOUNDATION PLAN
8	FOUNDATION PLAN
9	FOUNDATION PLAN
10	FOUNDATION PLAN
11	FOUNDATION PLAN
12	FOUNDATION PLAN
13	FOUNDATION PLAN
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Design: M.D.G.	NO CHANGES, MODIFICATIONS OR
Drawn: M.D.G.	REVISIONS TO BE MADE TO THESE
Checked: M.D.G.	DRAWINGS WITHOUT THE SIGNATURE
Date: NOV 2010	OF THE DESIGNER OR ARCHITECT.
Scale: AS SHOWN	EXCEPT WHERE NOTED OTHERWISE.
As-Built:	PROVISION IS MADE FOR THE

STONE PLACE SOUTH APARTMENT COMPLEX

COVER SHEET

MULTI/TECH

LANDSCAPE ARCHITECTS, INC.

1000 N. W. 10th Street, Suite 200
 Portland, Oregon 97227
 Phone: 503.241.1111

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