

# The Hub Conditional Use

**Owner/Developer:**

The Hub Hermiston, LLC  
Karl Ivonov  
27375 SW Parkway Avenue  
Wilsonville, OR 97070

**Applicant's Representative:**

Brandie Dalton, Land-Use Consultant  
Multi/Tech Engineering Services  
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**Property:**

4N 2811AD/Tax Lot 100  
12.07 Acres  
R-3 and C-2 Zoned

**Background:**

A Pre-Design Meeting for the subject property was held November 1, 2024, with the applicant's representatives and City staff to discuss the development of the site.

Per the information provided at the Pre-Design Meeting, the applicant is submitting the following applications:

*Applications*

Site Plan Review  
Conditional Use  
Middle Housing Adjustment  
Middle Housing Adjustment  
Zone Change

**PROPOSAL:**

The subject property is 12.07 acres in size and zoned R-3 (Medium Density Residential) and NCO (Neighborhood Commercial Overlay). The applicant is requesting a Conditional Use to allow multifamily units in the R-3 and NCO zone and allow mini-storage units in the NCO zone.



Setbacks:

R-3 Zone:  
Setbacks  
(multiple-family dwellings)

Front-15' required	20' to 22' provided
Side-5' required	8.8' provided
Rear-25' max required	10' to 21' provided

NCO Zone:  
Setbacks  
(mini-storage units)

Front-20' required	20' provided
Side-20' required	10' provided
Rear-25' max required	21' to 24' provided

(multiple-family dwellings)

Front-20' required	20' provided
Side-20' required	10' provided
Rear-25' max required	21' to 24' provided

Parking Multi-Family- Two spaces per dwelling unit with three or more bedrooms and 1.5 spaces per unit with less than three bedrooms.

Min. required 342 spaces	460 spaces provided
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Parking Mini Storage Units- One space per 1,000 square feet

Min. required 15 spaces	Shared parking with the multi-family units
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Both parcels will remain under the same ownership and will be considered one development with shared parking and amenities.

- (2) The subject property is 12.07 acres in size and zoned R-3 (Medium Density Residential) and C-2 (Outlying Commercial).

The R-3 portion of the site is about 8.60 acres in size and the NCO portion of the site will be 2.60 acres. The applicant is proposing to divide the subject property into 2 parcels. Parcel 1 consisting of 10.96 acres and Parcel 2 consisting of 1.11 acres.

Both Parcels sized to accommodate development, access, parking, and other code requirements, along with compliance with any Conditions of Approval.

- (3) The City's adopted facility plans, and construction requirements are the basis for the provision of facilities and any conditions of approval imposed on the development to meet service requirements.

All existing and proposed utilities have been identified. The Public Works Department is responsible for reviewing the proposal to determine the public facility construction and other requirements necessary to serve the development and provide for future development of any adjoining properties. All conditions of approval will be met at the time of development.

City water and sewer service can be available to the proposed parcels for future development.

- (4) The proposed apartments will not have a significant impact on the area.

The subject property is surrounded by the following uses:

North: Outside City Limits; existing single-family dwellings and vacant land  
East: C2 (Outlying Commercial) zoned property: vacant land  
South: Across Diagonal Blvd, R1 (Low Density Residential) zoned property: existing single-family dwellings  
West: R3 (Medium-High Density Residential) zoned property: vacant land and existing commercial uses

The apartments will be compatible with the residential and commercial uses in the area by providing housing and storage units. Residential developments are more compatible in areas adjacent to services and amenities like schools (Sandstone Middle School), commercial uses, and recreational areas (Field of Dreams). The subject property is adjacent to a school and recreation areas like baseball fields, along with commercial uses to the east and west.

The apartments are required to provide open space and landscaping. Amenities like landscaped open space will help with the visual appeal of this area and reduce impacts on the neighborhood. The design standards are in place to help ensure compatibility with adjacent uses.

The proposed apartment development will provide a pedestrian path throughout the property. This pedestrian path (paved sidewalks) will increase the livability as well.