

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
1155 SE 13th Street
Salem, Oregon 97302
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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.

CONDITIONAL USE CRITERIA:

1. ***The proposal is in conformance with the comprehensive plan and zoning ordinance.***
2. ***The property is adequate in size and shape to accommodate the proposed use, together with all other zoning requirements and any additional conditions imposed by the planning commission.***
3. ***Public facilities are of adequate size and quality to serve the proposed use.***
4. ***The proposed use will prove reasonably compatible with surrounding properties.***

APPLICANT'S FINDINGS:

- (1) The subject property is identified as "Residential" and "Commercial" on the Comprehensive Plan.

The request is in conformance with intent of the Residential designation. Development of the subject property will provide a needed type of housing while facilitating a development that is creative and pedestrian friendly. The applicant is proposing the development of 270 apartments units, along with 68 storage units

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 270 multifamily units in the R-3 (210 units) and NCO (60 units) zone, and allow 68 mini-storage units in the NCO zone.

The development is in compliance with the R-3 zone as noted below:

Density (Multi-Family Units)

R-3 Zone and NCO Zone: (12.07 acres)

Max Allowed-262 units

270 units provided (a middle housing adjustment has been requested)

Lot Coverage:

R-3 Zone and NCO Zone:

(multiple-family dwellings/mini-storage units)

Max Allowed 45%

Max Provided- 20%

SITE AREAS	
BOUNDARY	12.07 AC
TOTAL SITE AREA	525,890 S.F.
TOTAL HARD SURFACE	362,989 S.F. (69.02%)
BUILDING COVERAGE	104,190 S.F.
PARKING, DRIVEWAY, SIDEWALK AND CURB	250,146 S.F.
PRIVATE SPACE (GROUND FLOOR PATIOS)	8,704 S.F.
TOTAL LANDSCAPE	162,901 S.F. (30.98%)
PARKING LOT LANDSCAPING	6,892 S.F.

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.