

April 28, 2011

The applicant has requested a revision to the code to allow Senior Housing in the C2 District. After review staff believes this was an oversight on our part of reviewing the Development Code. Staff has reviewed the State's Model Code which our code was mostly based on and found that the State Model Code allowed Senior Housing in the C2 District. After review of other communities and discussion with the applicant it was determined that a common practice would be to allow this type of use in the C2 zone. Staff did determine that these uses are often listed as a conditional use and would request such a use be placed in the conditional use criteria.

Staff has reviewed the comprehensive plan and code for findings and determines that such a criteria is consistent with the intent of the Comprehensive Planning through providing mixed uses throughout the city. Staff would further express their concerns that the only other alternative is to have the applicant go through a zone change. The question is whether a complex zone change is the most appropriate way to address commercial uses in this area or is a code amendment more of an acceptable way to achieve this. Staff would determine that due to the common practices found in other cities staff would find that this application should be processed as a code amendment.

Sincerely,

Shane Potter, Planning Director
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