



City of Molalla

Due Diligence & Pre-Application Request

(Zoning Checklist)

PROPOSAL FOR 24 SENIOR & HANDICAPS UNITS AT 646 LAKOTA LANE, M.

Type of Action	Description
Due Diligence Inquiry - \$150 Due diligence inquiries are generally completed within 30 days of receipt. However, that may be extended based on staff workload.	Due diligence inquiries offer a Staff review of proposals under Division 2 (Zoning Regulations) of the Development Code and prescribe a process for completing the project. The quality of the application you provide will dictate the quality of the inquiry response issued by city staff.
Pre-Application Meeting • Type II - \$400 • Type III - \$750 <i>*Required for all Type II or Type III processes.</i> <i>Pre-Application Meetings are scheduled at least two weeks after all information and payments are received.</i>	Pre-Application meetings offer a staff review of proposals under Division 2 (Zoning Regulations), Division 3 (Community Design Standards), the Fire Code, and coordination with other interested agencies (e.g. ODOT, Clackamas County, etc.) and prescribe a process for completing the project. The quality of the application you provide will dictate the quality of the information provided at the pre-application conference.

Application Submissions Must Include:

- ✓ 1. One (1) Copy of this Form
- ✓ 2. One (1) Set of Site Plans
- ✓ 3. One (1) Electronic submittal of items 1 & 2
- ✓ 4. Application Fee – See above.

BY PHONE

For questions:

Please Consult the City's Development Code <http://qcode.us/codes/molalla/>
Process questions may be directed to the Planning Department:

Phone: (503) 759-0205

Email: communityplanner@cityofmolalla.com

Pre-Application Fees: You will be required to pay the \$400 Type II fee upon submittal; an additional \$350 will be charged when it is determined that your process will be Type III.

Type III Pre-Application Triggers:

- All Subdivisions, Conditional Use Permits, Major Modifications, Zone Changes, Comprehensive Plan Amendments, Annexations, Variances, Master Planned Development Concept Plan.
- All Site Design Reviews Where:
 - The proposed use's estimated vehicle trip generation exceeds 100 average daily trips, based on the latest edition of the Institute of Transportation Engineers (ITE) Manual;
 - The use exceeds 5,000 square feet of gross leasable floor area; or the project involves more than one acre total site area;
 - The proposal involves a Conditional Use (new or expanded);
 - The proposal involves a variance under Chapter 17-4.7;
 - The proposal involves expansion of a nonconforming use; or
 - The Planning Official determines that, due to the nature of the proposal, a public hearing is the most effective way to solicit public input in reviewing the application.

1/3

Application Type (Check One)

☒ Due Diligence

☐ Pre-Application Meeting

Applicant Information

GENE PFEIFER
Name MARKER DESIGN BUILD ASSOC., LLC Phone 503-873-6393
Mailing Address P.O. Box 396 SILVERTON, ORE.
City SILVERTON State OR Zip 97132 Email gene@innovdc.com

Owner Information

NAME DEVELOPMENT, INC
Name(s) PACIFIC NW CONSTRUCTION Phone 503-989-8628
Mailing Address P.O. Box 1127
City MOLENA State ORE Zip Email John.pacific.nw.constr@icloud.com

Property Information

Site Address 640 LAKOTA LANE Zoning District RS Overlay
Tax Account Number(s) PARCE 1: TAX LOT 4100; P2: TAX LOT 4000; P3: TAX LOT T R S Tax Lot # 3900
Property Dimensions AUS: 178X529 plus FLAG POLE 27X154 Property Acreage 2.25 ACRES.
Surrounding Uses - North RESID. South RESID.
East RESID. West RESID.
Topography FLAT, SLOPES SLIGHTLY TO NW.

Project Information

DEMOGRAPHICALLY,
Description of Proposal TOO MANY SENIOR LIVING COMPLEXES STACK SENIORS IN LIKE SARDINES. THE FREEDOM OF PRIOR LIVING STANDARDS IS COMPROMISED. THIS FULL IN PROPERTY ALLOWS FOR THE REAL HOME LIVING, WITH NO CONFLICT W/ EXISTING LIVING UNITS: ALL SINGLE STORY W/ PITCHED ROOFS AND NEIGHBORLY PORCHES. SOME SPACE FOR A SMALL GARDEN + FLOWERS, ETC.
Describe all existing buildings or structures on property THERE IS NO EXISTING STICK BUILT HOME & A MOBILE MANUF. UNIT: BOTH WILL BE REMOVED.
Prior Use BARE LAND / SMALL FARM?
Current Use TWO RESIDENTIAL UNITS.
Proposed Use 24 SENIOR & HANDICAPPED HOME UNITS ON ONE LEGAL PROPERTY. NOT A SUBDIVISION. 2/3

City Utilities Impacted - ☐ Water ☐ Sewer ☐ Stormwater ☐ None

Site Plan(s) and Documents Requested (Checklist Below)

- Items 1-2 below are not required. If you know they are not applicable you may omit them, but the advice provided by City Staff is based on the information received and if it is lacking or incorrect the advice may be inaccurate.

1. Provide All Easements, Covenants, Conditions, Restrictions, and Encumbrances on the property – Attach to this checklist.

2. If your project is subservient to a prior project(s) please provide:

- ☐ Planning File Number(s): _____
- ☐ Subdivision name/date approved: _____
- ☐ Special Planning Permits (attach): ☐ Conditional Use ☒ Variance ☐ Other: _____
- ☐ Planning Conditions of Approval (attach) *MAY NEED A VARIANCE FOR ACCESS DRIVEWAY*

3. Site Plan – Please provide all applicable features from the list below and attach to this checklist

- You do not need to provide scale if you provide dimensions for each item.
- ☒ North Arrow and Scale of Drawing
- ☒ Existing and proposed property lines and dimensions
- ☒ Front of all existing and proposed buildings indicated
- ☒ Existing and proposed structures including dimensions, setbacks, separation, and height measurements
- ☒ Existing and proposed easements *THERE IS AN ACCESS EASEMENT ON EAST SIDE*
- ☒ Existing and proposed public, private, and common open space
- ☒ Existing and proposed access including dimensions and composition (asphalt, gravel, etc.)
- ☒ Existing and proposed parking areas, internal roads, and the like
- ☒ Existing and proposed landscaping, trees, etc. *(NO TREES NOW)*
- ☐ Existing and proposed outdoor lighting *NOT YET*
- ☒ Existing and proposed public and private utilities (including on-site septic and/or wells)
- ☒ Existing and proposed stormwater facilities
- ☒ Existing and proposed fencing/walls including dimensions and type
- ☒ Adjacent roadways shown and named
- ☒ Flood plains, elevations, geographic features
- ☒ Differentiate existing and proposed items (e.g. dashed vs. full lines, different colors, etc.)
- ☒ Existing and proposed outdoor uses

The undersigned acknowledges that the information received as a result of this review does not constitute a land use decision, is not legally binding on the city or any of its agents or assigns, and is based on the information provided in this form.

Applicant Signature *Sam Pfeiffer, manager* Date *11/12/2021*

Design Build Associates, LLC

Owner Signature(s) _____ Date _____

Staff Use Only

File # _____ Initial Fee Amount Paid _____ Receipt # _____

Date Fee & Application Received _____ Initials of Staff Processing Intake _____

Notes (Including additional fees paid and receipt #):

3/3

4/17/2021

prep layout / notes

SITE GRADES.

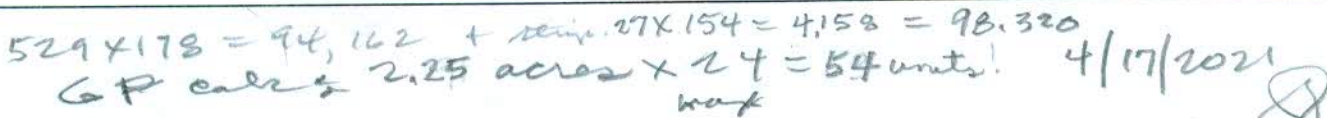
NORTH

SOUTH

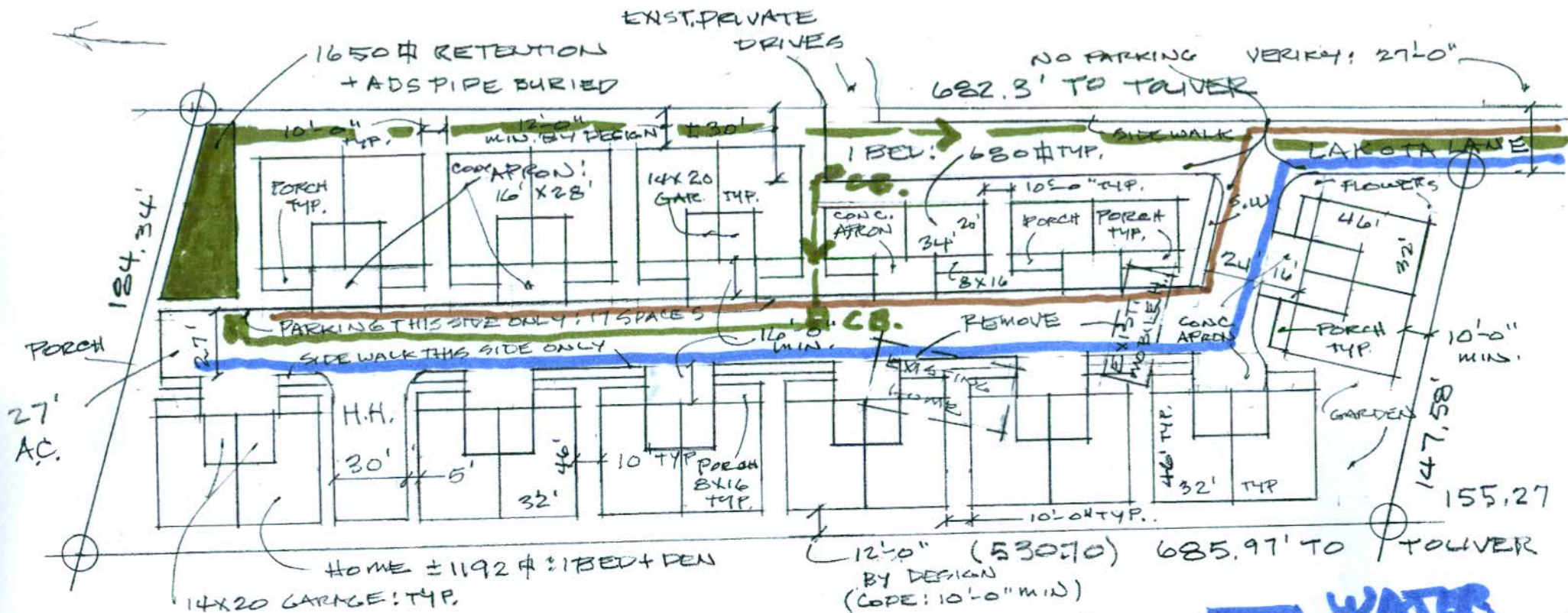
359

STREET PROFILE

356
353 → .0002 STORM SEWER → ± 1200 FT ± 1.0002 ±
BIO SWALE GRADE TO ZEPHER WAY.



SCALE:
1" = ± 132'



LAKOTA SENIOR AND HANDICAPPED HOMES

SITE LAYOUT FOR 24 HOMES STUDY

PHYSICAL SCALE: 1" = 60'-0"

4/18/2021
REV 11/12/2021

503-873-6393
gene@innovdc.com

DEMOGRAPHICS:

NUMBER OF UNITS:

20: 1 BED + DEN 1192 # LIVABLE
4: 1 BED 680 # LIVABLE
24: PORCHES 128 #
20: GARAGES 280 #

2.25 AC, TOTAL AREA: 98,320

SQFT

23,840 #

2720

3072

5600

35,232 #

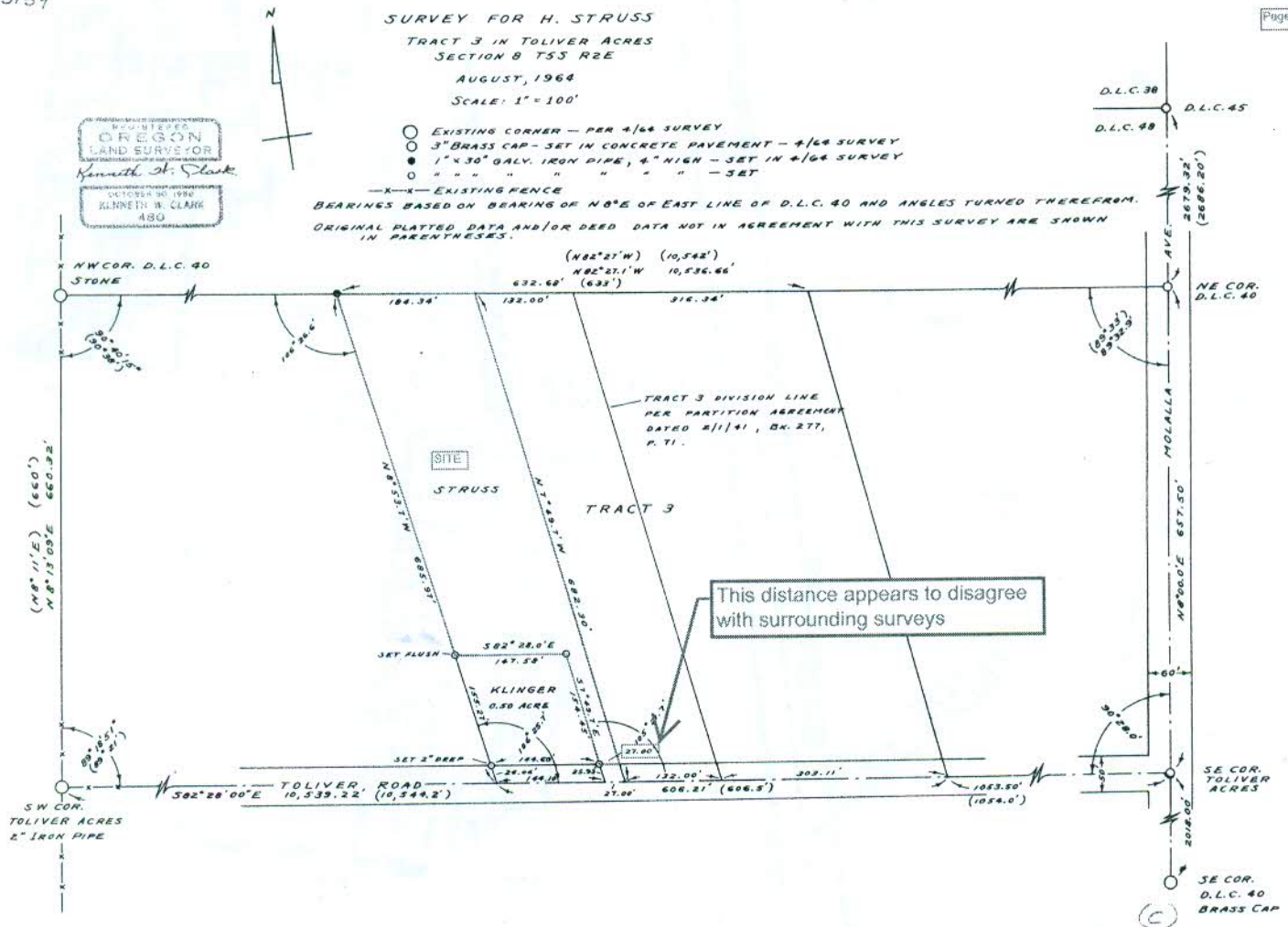
35.8% LOT COVERAGE

LANDSCAPING ± 28,000 # : 28%

PARKING: OFF STREET: 84
ON DRIVEWAY 17
TOT 101

— WATER
— SA SEWER
— ST WATER
TO ZEPHER WAY

PS 5159



PS 5159