



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

FINAL DECISION

CONSENT DATE: August 16th, 2016

HEARING DATE: July 19th, 2016

PROJECT NUMBER: CU-2016-101

APPLICANT: Housing Works
405 SW 6th St.
Redmond OR 97756

OWNER: Crook County School District
471 NE Ochoco Plaza Dr.
Prineville OR 97754

DESIGNER: Pinnacle Architecture, Inc.
960 SW Disk Dr. Ste. 101
Bend Oregon, 97702

PROJECT REVIEWER: Joshua Smith
Senior Planner

APPLICABLE CRITERIA:

City of Prineville Code of Ordinances, Title XV – Chapter 153 – Sections: 153.009, 153.014, 153.020, 153.021, 153.037, 153.038, 153.051, 153.080 – 153.096, 153.136, 153.190 – 153.200.

FINDINGS OF FACT:

- 1. LOCATION:** The proposed use is the old Ochoco Elementary School located at the northeast corner of the area referred to as the West “Y”. Its current address is 440 NW Madras Hwy. The property is further identified as Map & Tax Lot number 15-16-06BA tax lot 00300.
- 2. PROPOSAL:** The applicant is proposing the conversion of the Ochoco Elementary School into 29 multifamily dwelling units. Existing Gym will remain as a gymnasium and existing cafeteria will be leased to an early education provider.
- 3. ZONING:** The subject property is zoned General Commercial (C2) and is designated Outlying Commercial on the Comprehensive Plan Map.
- 4. LOT OF RECORD:** The property has been determined to be a legal parcel by deed.
- 5. SITE DESCRIPTION:** The site has been utilized as a public school since 1946. There is about 46,000 sq. ft. of building consisting of the school, gym and detached cafeteria building. The site is mostly old asphalt with large grassy playing fields and landscaping around the primary school building. Below is a 2014 aerial view.



6. COMMENTS: During the notice period the City received agency comments with no opposition to the development. One verbal comment from a neighboring property was received concerned with requirements to the north side of 6th St. Staff explained that this application will not require anything of the property owners north of 6th St.

- DEQ commented that the project would require a 1200-C stormwater permit.
- Fire Department is expecting the following requirements.
 - NFPA 13 sprinkler system
 - Apparatus access on the rear playground (supporting 60,000 lbs) to within 150 feet of all portions of building.
 - Additional hydrants at 5th street entrance to property (approximately 60' in at turn) and 6th street at parking lot entrance.
 - Vault at front of building with FDC/PIV near existing hydrant.
 - Type I suppression hood system in cafeteria if cooking produces grease vapors.
- ODOT requests to review designs of the 6th St. reconstruction.

7. FINDINGS SUMMARY: The applicant is proposing to convert the existing school into 29 multifamily dwelling units. The existing Gym will remain as a gymnasium for the community and residence of the complex and existing cafeteria will be leased to an early education provider. The proposed use is a Type II conditional use in the C2 zone. The project is not expected to exceed resource carrying capacities. No SDC's for sewer, water and transportation will be required as the impact on these facilities is less than or equal to the previous use as an elementary school. However, an SDC per dwelling for Parks and Recreation will be required for the additional dwelling units. The applicant shall connect the structure to City sewer and water. Any infrastructure improvements necessary to connect to sewer and water shall be constructed by the applicant to City standards, including installation of a fire suppression sprinkler systems and other infrastructure needed for fire protection. All access and parking areas shall be paved and appropriately marked. Improvements to the Hwy shall be constructed as required by ODOT. The applicant shall landscape the areas identified in the site plan. All stormwater shall be maintained onsite. Any modification of the submitted site plans shall be reviewed by the City for consistency and intent of the original plan.

8. HEARING SUMMARY:

Staff - Staff gave a presentation describing the project with its various improvements and how the proposal meets the City's land use code. Staff was asked about the size of the apartments, which staff differed to the applicant. Staff was also asked if pedestrian access to 6th St. was going to be closed. Staff clarified an earlier statement that vehicle access points were closing on 6th St. not pedestrian access.

Applicant - The applicant stated that they were there to answer questions about the proposal. The applicant answered questions from the Commission about the size of the apartments, asbestos abatement, environmental impacts, on-site managers, lease agreements, funding and time line for construction. The applicant closed with a statement about working with the City to create a solid proposal that they believe will work.

Citizen comments: Two citizens spoke in favor of the application, stating the need for affordable housing in Prineville.

Commission Deliberations - During deliberations a comment was made about maintaining a residential zone in the surrounding area of this proposal so it is not isolated by commercial uses. Another comment was made in support of the proposal and some grammatical corrections were made to the staff report.

Decision - Ron Cholin made a motion to approve the application as written. Bob Spaulding seconded the motion and the motion passed with 6 in favor and none opposed.

DECISION: Application **Cu-2016-101** to allow the conversion of a school to a multifamily complex in a C2 zone is **approved**, subject to the findings stated in the staff report, those conditions contained within and the following conditions of approval set forth below:

CONDITIONS OF APPROVAL

General Conditions

1. The applicant shall comply with the Fire Department requirements for fire flows, sprinkler systems, fire hydrants, address signs and Knox Box locks and all other UFC requirements. Both buildings are proposed to be sprinkled. If not sprinkled other infrastructure may be needed to provide adequate fire flows and building uses may be limited.
2. The applicant shall comply with the site plans as submitted and any alteration to them through the public hearings process. Any modifications of the site plan after approval shall be reviewed by City staff for compliance with City code and this approval. Major modifications as determined by the City will require a modification application.
3. All signs shall meet the code requirements of the City's sign code found in Chapter 152. Two monument signs as shown in the plans are approved as part of this application.
4. The applicant shall pay all applicable water, sewer, parks and transportation system development charges (SDCs) prior to issuance of a building permit. The SDC for traffic is based on the applicant's traffic study. Water and sewer SDCs will be based on the number and size of the water meters needed to serve the development.
6. The applicant shall construct all onsite improvements as shown in the submittal prior to occupancy. These improvements include but are not limited to, a 17ft. right-of-way dedication to 6th St., moving power poles by PP&L, paved parking and access aisles at three different locations, closing of two accesses on 6th St. with new matching sidewalk, the reconstruction of 6th St. from their parking entrance to Hwy 26 including an 8ft. sidewalk, onsite drainage facilities, landscaping, internal sewer and water services and fire suppression requirements. Hwy 26 improvements including improved access, 6th St. connection, partial sidewalk improvements and shortening the bus pull-out.
7. The applicant shall connect to City Sewer and Water and construct any public or private infrastructure necessary to do so, to City Standards.
8. The applicant shall submit construction drawings for public infrastructure for review and sign off by the City Engineer per the City's Standards and Specifications and pay the appropriate fee for the review.
9. The applicant shall landscape the areas identified in the site plan per the submitted landscape plan. Modifications shall be reviewed by the City for consistency and intent of the original plan.

