

JUNCTION CITY PLANNING COMMISSION

AGENDA ITEM SUMMARY



O'Reilly Auto Parts, Inc. Extension Request

File: DEV-13-02/VAR-13-02

Meeting Date: January 21, 2014
 Department: Planning
 www.junctioncityoregon.gov

Agenda Item Number: 5b
 Staff Contact: Tere Andrews
 Contact Telephone Number: 541-998-4763

ISSUE STATEMENT

- At the July, 2013 Planning Commission meeting, the Commission approved the Development Review and Variance (window standards) for O'Reilly Auto Parts. On January 6, 2014, O'Reilly Auto Parts submitted a request to the Planning Commission for an extension of both the Development approval and Variance. If approved, the Development Review approval (DEV-13-02) and Variance approval (VAR-13-02) would be extended to July 21, 2015.

BACKGROUND

On July 22, 2013, the Planning Commission approved the following land use applications: Development Review (DEV-13-02) and Variance – windows (VAR-13-02). Since the approval, the applicant has requested an extension of the approvals. Extensions are regulated by the Junction City Municipal Code (JCMC) Section 17.150.140 (See full Section below). Staff requested the following information from the applicant:

- Extension application (Applicant contact information, property owner contact information and signature, if different from applicant)
- Proposal to extend approval of land use applications for a period of one year from the approved end date (July 22, 2014). Narrative addressing criteria for extension (Reference JCMC 17.150.140):
 - Proposed timeline for pursuing the completion of the project, and
 - That no material changes of surrounding land uses or designation has occurred since the time of approval.

RELATED CITY POLICIES

The following sections of the Junction City Municipal Code (JCMC) are relevant to the extension.

JCMC 17.150.010 Scope of rules.

These rules shall govern the conduct of hearings on all quasi-judicial land use matters. [Ord. 1054 § 1, 1998; Ord. 742 § 1, 1978; Ord. 635 § 2, 1974.]

JCMC 17.150.140 Time limit on a permit for a conditional use or a variance.

All land use decisions and approvals shall be based upon findings of fact. In order to assure that these decisions remain valid, all land use approvals shall be void after one year if no substantial construction has taken place. However, the planning commission may grant two one-year extensions upon a determination that the applicant is pursuing the completion of the project and that no material changes of surrounding land uses or designation has occurred. [Ord. 975 § 2, 1993; Ord. 950 § 119, 1991.]

PLANNING COMMISSION OPTIONS

1. Approve the extension request
2. Review the item and provide feedback to Staff.

PLANNING STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the extension request.

SUGGESTED MOTION

“I move that the Planning Commission approve the extension request from O’Reilly Auto Parts for their Development approval and Variance approval file Numbers DEV-13-02 and VAR-13-02, respectively to July 21, 2015.”

ATTACHMENT

1. Copy of O’Reilly Extension Request Letter



*P.O. Box 1156 + 233 S. Patterson
Springfield, MO 65801
Phone (417)-862-3333
www.oreillyauto.com*

January 2, 2014

City of Junction City
680 Greenwood
Junction city, OR 97448

Re: O'Reilly Auto Parts
Ivy and W. 4th Avenue
Junction City, OR

To Whom It May Concern:

Please accept this letter as our formal request for an extension of the Development Review Approval (DEV-13-02) and Variance Approval (V13-02), for a period of one year, from July 22, 2013 to July 22, 2014. O'Reilly Automotive Stores, Inc. has been unable to begin construction of this project but anticipates that construction will begin sometime late in 2014. No material changes of surrounding land uses or designation have occurred since the time of approval. We ask that you grant us this extension and appreciate your assistance with this matter.

Please feel free to contact our office if you have any further questions.

Sincerely,

Scott Kraus
VP of Real Estate Expansion

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Copy to: Mr. Steve Peterie, O'Reilly Auto Parts

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