



PLANNING DEPARTMENT STAFF REPORT AND FINDINGS

File:

DEV-20-30, 989 Juniper St – Development Review (Interior Remodel)

Application Summary:

Development Review conditional approval granted for an interior remodel at 989 Juniper Street for office space.

Applicant/Property Owner:

Jordan Investment Group, LLC

Staff Contact:

Tere Andrews, Planning Technician, 541-998-4763, jcplanning@ci.junction-city.or.us

Subject Property/Zoning/Location:

The subject site is located at 989 Juniper Street and is further identified on Lane County Assessor's Map 15-04-32-32 as Tax Lot 03600. The subject site is zoned CR, Commercial Residential and located on the southwest corner of Juniper Street and West Tenth Avenue. The existing structure on the subject site shares a wall with the structure at 979 Juniper (15-04-32-32-03500). A search of building permits confirmed the shared wall is a fire wall separating the residence at 979 Juniper from the subject site.

Relevant Dates:

Application submitted on October 29, 2020; deemed complete on November 10, 2020; Staff Report with Findings and Conditional Approval issued on December 2, 2020.

JCMC 17.40 Commercial Residential (CR)

17.40.010 Uses permitted outright.

In the CR zone, only the following uses and their accessory uses are permitted outright:

B. Neighborhood commercial uses as follows:

5. Professional and administrative offices;

Finding: The applicant proposes to convert a former church sanctuary into office space. Per JCMC 17.40.010(B) office space is an outright permitted use. Therefore, this criterion has been met.

17.40.020 Conditional uses.

In the CR zone, uses allowed outright in the C2 zone and their accessory uses are permitted when authorized in accordance with the requirements of

Chapter 17.130 JCMC:

A. Dormitories.

B. Clubs, lodges, fraternal and religious associations. [Ord. 1116 § 1, 2003;

Ord. 1037 § 1, 1997; Ord. 1021 § 2, 1996; Ord. 950 § 46, 1991.]

Finding: The applicant proposes to convert a former church sanctuary into office space. Per JCMC 17.40.010(B) office space is an outright permitted use. Therefore, this criterion is not applicable.

17.40.030 Lot size.

In a CR zone, the lot size shall be as follows:

- A. The minimum lot area for commercial shall be 5,000 square feet.
- B. The minimum lot area for two-family dwellings (duplexes) shall be 6,000 square feet.
- C. For multiple-family dwellings, the minimum lot area shall be 7,500 square feet.
- D. The minimum lot width at the front building line shall be 50 feet for an interior lot, and 35 feet for cul-de-sac lots.
- E. There is no minimum lot depth.
- F. The minimum lot area for townhomes (single-family attached or row houses) shall be 2,500 square feet per unit. The minimum lot width at the building front shall be 25 feet. [Ord. 1197 § 1, 2010; Ord. 1116 § 1, 2003; Ord. 1037 § 1, 1997; Ord. 950 § 47, 1991.]

Finding: The applicant proposes to convert a former church sanctuary into office space. The subject site is one tax lot, measuring 50-feet wide by 100-feet deep. The lot size criteria for commercial sites in the Commercial Residential zone, under JCMC 17.40.030(A) and 17.40.030(D) are met.

17.40.040 Setback requirements.

Except as provided in JCMC 17.40.050 and 17.95.060, in a CR zone the yards, measured from the property line to the foundation of the building, shall be as follows:

- A. A minimum front setback of 15 feet is required for multifamily dwellings, townhomes, and duplexes, except that a covered (but not enclosed) porch may be within 10 feet of the front line. A minimum front setback of 10 feet is required for nonresidential and mixed use buildings.
- B. Each side yard setback shall be a minimum of six feet, except that on corner lots, the side yard on the street side shall be a minimum of 15 feet. Townhomes shall have no setback requirement where they share common walls.
- C. The back yard shall be a minimum of 15 feet.
- D. In the case of a two-family (duplex) residential use on a corner lot where primary vehicular access is provided from two streets, then both yards abutting the street shall be considered the front yard. Setbacks for back yards are measured separately for each residential dwelling opposite the front yard (see Appendix A, Diagram 2).
- E. No building shall encroach into a public utility easement or vision clearance area (JCMC 17.95.090). [Ord. 1116 § 1, 2003; Ord. 1037 § 1, 1997; Ord. 950 § 48, 1991.]

17.40.050 Setback exceptions.

In a CR zone, the following architectural features are allowed to encroach into the setback yards: eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by up to three feet; provided, that the State Fire Code is met. Walls and fences may be placed on property lines, subject to the standards in JCMC 17.95.020. Walls and fences within front yards shall additionally comply with the vision clearance standards in JCMC 17.95.090. [Ord. 1116 § 1, 2003; Ord. 950 § 48A, 1991.]

Finding: The structure at 989 Juniper Street was previously used as a Church. According to Lane County records the building was constructed in 1919. Section 17.40.040 of the Junction City Zoning Code was approved by Council in April of 1991. The existing structure does not meet the above front

or side yard setbacks. Thus, the existing structure is nonconforming. Junction City Municipal Code 17.125 permits nonconforming structures to continue if lawfully existing at the time of the effective date of the ordinance codification.

Finding: Since the structure dates to 1919, and the ordinance was approved in 1991, the existing structure may continue (JCMC 17.125.010).

17.40.060 Height of buildings.

No buildings shall exceed a height of 35 feet. Building height may be restricted according to requirements in JCMC 17.20.070, 17.20.090 and 17.40.090. [Ord. 1116 § 1, 2003; Ord. 1037 § 1, 1997; Ord. 950 § 49, 1991.]

Finding: The existing structure does not exceed the height maximum. Therefore, the criterion is met.

17.40.070 Lot coverage.

In a CR zone, the buildings shall not occupy more than 60 percent of the lot area. [Ord. 1116 § 1, 2003; Ord. 1037 § 1, 1997; Ord. 950 § 50, 1991.]

Finding: The entire existing structure is 3,768 square feet on the ground floor. According to Lane County Assessment and Taxation records 33% of the ground floor space is on Tax Lot 03600 (subject site). Thus, the total ground floor area on Tax Lot 3600 is 1,243.44 square feet. The lot square footage for Tax Lot 03600 is 5,000 square feet. Sixty percent of 5,000 is 3,000. Therefore, the criterion is met.

17.40.080 Residential standards.

All new residential buildings in the CR zone shall comply with the development review, building height transition, building orientation, building form, and other standards listed in the R3 zone in JCMC 17.20.030, 17.20.090 through 17.20.120 and 17.20.140. [Ord. 1116 § 1, 2003; Ord. 950 § 50A, 1991.]

Finding: The proposal is for office space. No new residential space is proposed as part of this application. Therefore, the criteria are not applicable.

17.40.090 Nonresidential standards.

All new nonresidential buildings in the CR zone shall comply with the development review, building height transition, building orientation, building form, and other standards listed in the R3 zone in JCMC 17.20.030, 17.20.090 through 17.20.110 and 17.20.130 with the following exceptions:

A. Hours of operation are not limited.

B. There is no maximum floor area standard. [Ord. 1116 § 1, 2003; Ord. 950 § 50B, 1991.]

Finding: The proposal is for office space in an existing building. No new buildings are proposed. Therefore, the criteria are not applicable.

JCMC 17.85 ACCESS MANAGEMENT

17.85.020 Applicability.

This chapter shall apply to all public streets within Junction City and to all properties that abut these roadways. [Ord. 1103 § 1, 2002; Ord. 950 Appx. H, 1991.]

Finding: The subject site is located on the west side of Juniper Street. A public roadway. Therefore, the standards listed under JCMC 17.85 apply to this proposal.

17.85.030 Permit application.

Requests for new accesses or modified access to public rights-of-way shall complete an access permit application and comply with the standards in this chapter. [Ord. 1103 § 1, 2002; Ord. 950 Appx. H, 1991.]

Finding: The building was constructed in 1919. The only existing access onto the subject site is Juniper Alley off West 10th Avenue. No modification to the existing approach is being requested as part of this proposal. However, should the applicant develop access off West 10th Avenue via Juniper Alley, that development would be subject to requirements of JCMC 17.85, and Public Works Design Standards. As proposed, the criterion does not apply.

17.85.040 Compliance with regulations.

The proposed use and development of land shall conform to all applicable land use regulations and the Junction City Comprehensive Plan. [Ord. 1103 § 1, 2002; Ord. 950 Appx. H, 1991.]

Finding: The development site is shown as Commercial on the Adopted Comprehensive Plan Designation Map (2012) and is zoned Commercial Residential on the Junction City Zoning Map. The proposed use is Commercial and is a use permitted outright under the Commercial Residential standards as noted previously in this report. It is the intent of the applicant to maintain compliance with this criterion. Therefore, this criterion has been met.

17.85.050 Standards and specifications.

All construction of such driveways shall be done in conformity with proper standards and workmanship, and according to specifications furnished by the community development director. [Ord. 1103 § 1, 2002; Ord. 950 Appx. H, 1991.]

Finding: The subject side is within a parking exemption area as it is located on the southwest corner of West 10th Avenue and Juniper Street. Therefore, on-site parking is not required. Any Future installation of on-site parking would require compliance with JCMC 17.85.050, and Public Works Design Standards. Thus, the above criteria can be met.

17.85.060 -120.

Finding: no new access points are proposed as part of this application. Therefore, this criterion is not applicable.

JCMC 17.90-OFF-STREET PARKING AND LOADING

17.90.010 Off-street parking.

A. Off-Street Parking Spaces Required. At the time of erection of a new structure, at the time of enlargement of an existing structure's floor area by more than 20 percent, or at the time of change in use of an existing structure within any zone in the city, off-street parking spaces shall be provided in accordance with the requirements of this section.

B. Exceptions to Off-Street Parking Requirements.

1. Exemptions. Properties are exempt from the requirement for off-street parking if such properties:

a. Are or have been assessed for public off-street parking facilities;

b. Have a commercial use and are bounded by 3rd Avenue to the south, 10th Avenue to the north, West Front Street to the east, and the alley between Juniper Street and Kalmia Street to the west. Properties within this area are exempted from off-street parking requirements, except at the time of erection of a new structure, at the time an existing structure's floor area is enlarged by more than 20 percent, or when the property changes from a commercial use;

c. Have a commercial use, are located within 900 feet of a city of Junction City parking lot, and are located in an existing residential structure located in the area bounded by W 4th Avenue to the north, W 2nd Avenue to the south, Holly Street to the west, and Front Street to the east, including abutting properties to the alleys.

Finding: The existing building at 989 Juniper Street is within the above described parking exemption area as it is located on the southwest corner of West 10th Avenue and Juniper Street. Therefore, parking requirements as described in JCMC 17.90 are not applicable.

Decision:

Based upon the available information and findings and conditions set forth in this report, it is concluded that the proposed Development Review for conversion of a sanctuary to office space (DEV-20-30) complies with the applicable approval criteria and related standards set forth within the Junction City Municipal Code. Approval of the applicant's Development Review Application is therefore granted, subject to the conditions of approval noted within this report. Additional requirements and informational items related to the subsequent building permit process are also included for the applicant's benefit.

Requirements and Informational Items:

- The interior remodel requires compliance with current Oregon Specialty Codes and approved permits from the Junction City Building Department.
- Complete plans will be required at building permit application to include, structural design, proposed use of the new spaces, proposed egress and exit components, accessibility features of the buildings and the site, energy code compliance measures, and a complete code analysis for the buildings. 2014 OSSC, Section 107.1.
- Additional code requirements will be assessed when detailed construction plans are provided for review.

For more information on the Planning Department conditions above, contact Tere Andrews, Junction City Planning Office at 541-393-7089, or by email at: tandrews@ci.junction-city.or.us

Approval Date: December 2, 2020

Approval Granted By:



Tere Andrews, Planning Technician