



Community Dev. & Planning

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Notice of Hearing for Proposed Development

Date of Notice: May 4th, 2020

Date of Hearing: Wednesday, July 1st, 2020 at 6:30 P.M.

Location of Hearing: Molalla Adult Community Center
315 Kennel Ave
Molalla, OR 97267

This meeting will be held in compliance with the Governor's standards for gatherings during COVID. Please confer with the City's website <https://www.cityofmolalla.com/> for potential changes to location and/or viewing options as the event approaches.

File No.: SDR01-2020

Tax Lot(s): Current Lots: 00900, 00800, and 00801 of Map 52E08C

Address: 121 S Hezzie LN -- Part of the Proposed Cascade Center development along W. Main Street, south of Leroy Avenue

Applicants: AutoZone, Inc.
123 South Front St.
Memphis, TN 38103

Owner: CASCADE CENTER MOLALLA LLC

Proposal: New construction of a 7,380 sqft "AutoZone" auto parts store

Current Use: The subject parcels are currently vacant land

Summary: This notice is to inform you of a pending land use action for a property located at 121 S Hezzie LN. The proposal is for "AutoZone;" a 7,380 sqft commercial retail store specializing in auto parts. The proposed use is sited on the proposed Cascade Center site on the south side of OR-HWY 211, south of N Hezzie Ln and Leroy Ave. The applicant proposes to use a private access point from the extended Leroy Avenue, south of OR-HWY 211, approved as part of the original Cascade Center Site Design Review (DRW01-2019). The current zoning of the properties is General Commercial (C-2), and no change to the zoning designation is proposed. The city will review the proposal pursuant to Division II, Zoning Regulations, Division III Community Design Standards, and Division IV, Application Review Procedures and Approval Criteria of the Molalla Municipal Code (MMC), the criteria are as follows:

17-4.2.050 Approval Criteria

An application for Subdivision and Site Design Review shall be approved if the proposal meets all of the following criteria. The Planning Official, in approving the application, may impose reasonable conditions of approval, consistent with the applicable criteria.

- A. The application complies with all of the applicable provisions of the underlying Zoning District (Division II);
- B. The proposal complies with all of the Development and Design Standards of Division III, as applicable, including, but not limited to:
 - 1. Chapter 17-3.3 Access and Circulation,
 - 2. Chapter 17-3.4 Landscaping, Fences and Walls, Outdoor Lighting,
 - 3. Chapter 17-3.5 Parking and Loading,
 - 4. Chapter 17-3.6 Public Facilities, and
 - 5. Chapter 18 Signs;
- C. For non-residential uses, all adverse impacts to adjacent uses, such as light, glare, noise, odor, vibration, smoke dust, or visual impact, are avoided; or where impacts cannot be avoided, they are minimized; and
- D. The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s); as applicable.

Additional information about this application can be found by:

- 1. **Visiting Molalla City Hall, 117 N. Molalla Ave., Molalla OR 97038**
- 2. **Contacting Associate Planner Dan Zinder, 503-759-0226, dzinder@cityofmolalla.com (email is preferred)**

Failure of an issue to be raised in a hearing, in person or by email/letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to LUBA based on that issue.

A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost and will be provided at a reasonable cost. A copy of the staff report will be available for inspection at no cost at least seven (7) days prior to the hearing. Copies shall be provided at a reasonable cost upon request.

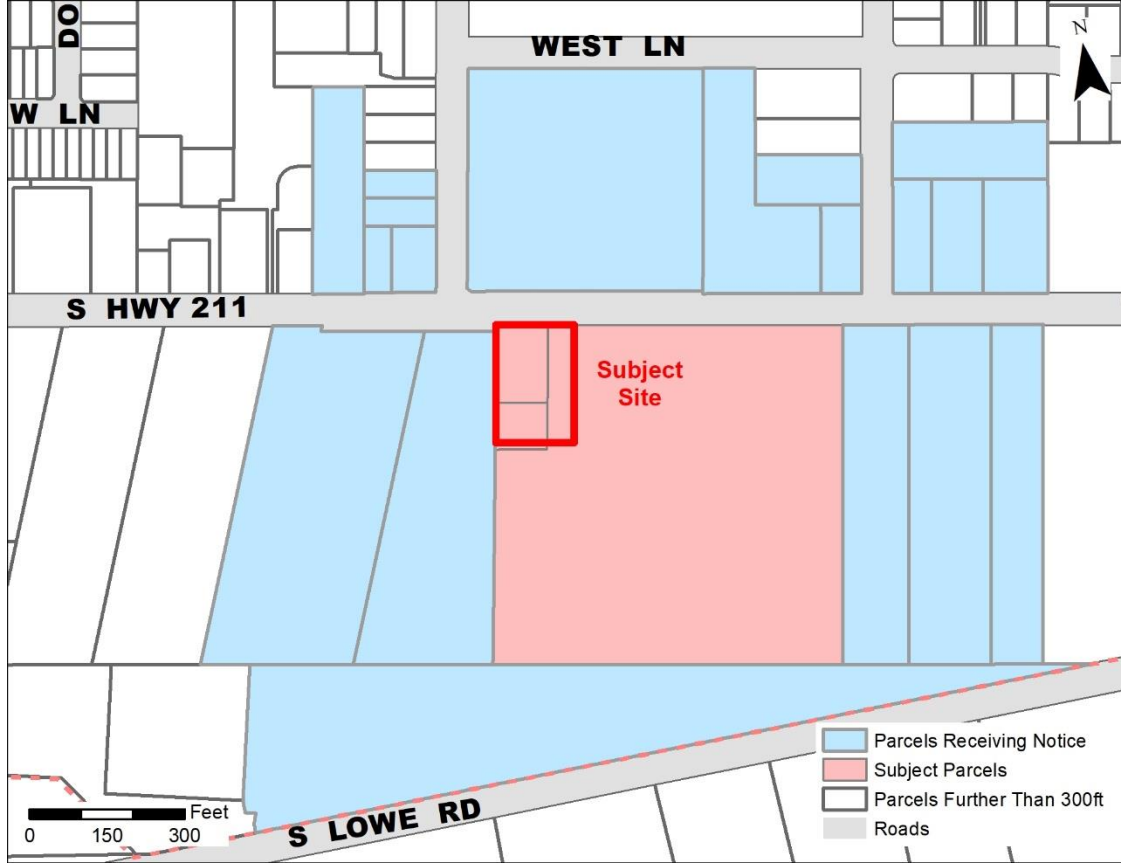
You may attend, offer testimony or seek information at the hearing. Any correspondence received in advance of the meeting will be forwarded to the hearing body. Written testimony will be received by the City of Molalla until the day of the hearing, and should be addressed or emailed to: Associate Planner Dan Zinder, 117 N. Molalla Ave, Molalla OR, 97038, dzinder@cityofmolalla.com; note that email is preferred. Please ensure your name and address are included in the written testimony.

Oral testimony may be offered during the hearing. The Planning Commission may set reasonable time limits for oral presentations and may limit or exclude cumulative, repetitious, irrelevant or personally derogatory testimony or evidence. Oral testimony will not be accepted after the close of the public

hearing. Written testimony may be received after the close of the public hearing as allowed by the Planning Commission.

After the Planning Commission renders its decision, a summary of the decision will be mailed to the applicant and anyone else who submitted written comments or provided verbal testimony before the Planning Commission.

Notification Area Map:



Proposed Site Plan:

