



# MHS Lake Road Sports Complex

Major Modification to Community Service  
Use, with Variance Request & Parking  
Determination

Master File #CSU-2018-001  
(with VR-2018-003 & P-2018-001)

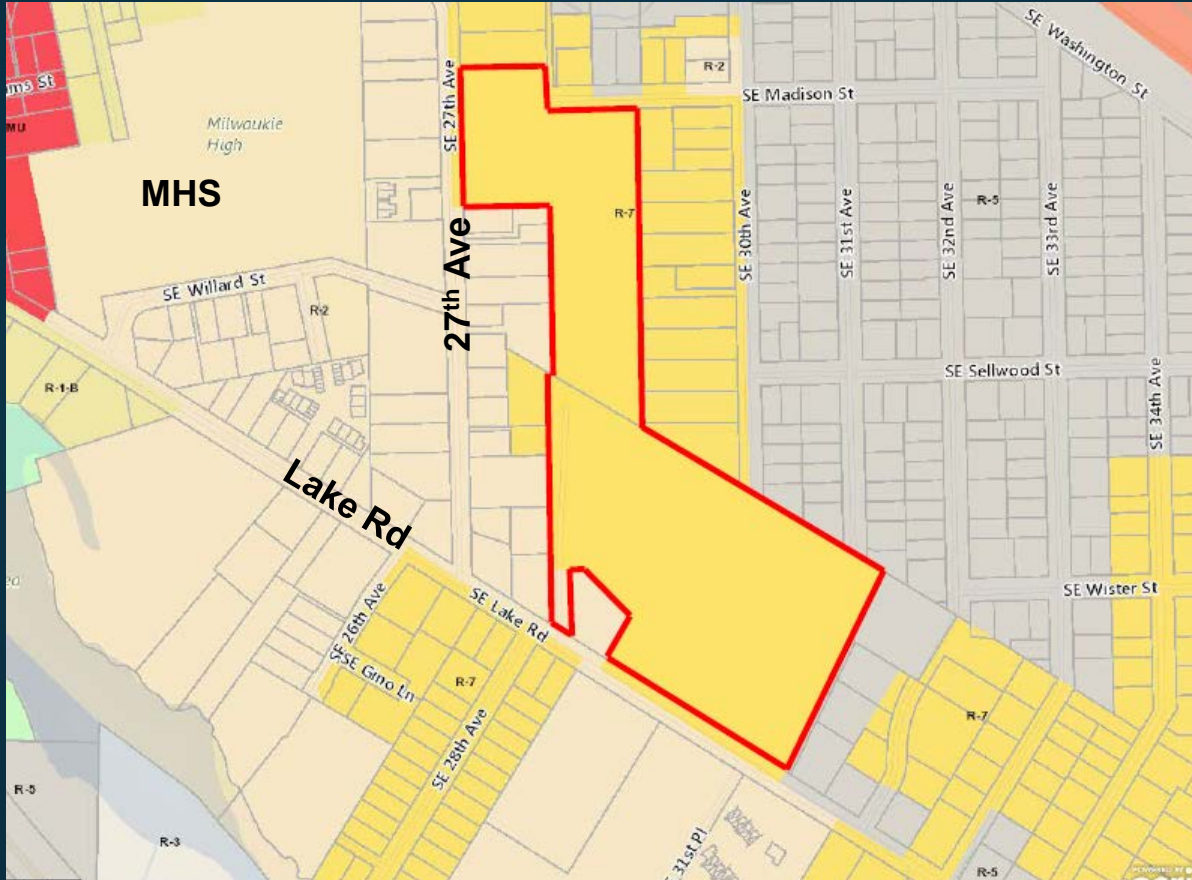
Planning Commission  
April 24, 2018

Presentation by Brett Kelter, Associate Planner

# Site & Vicinity



# Zoning

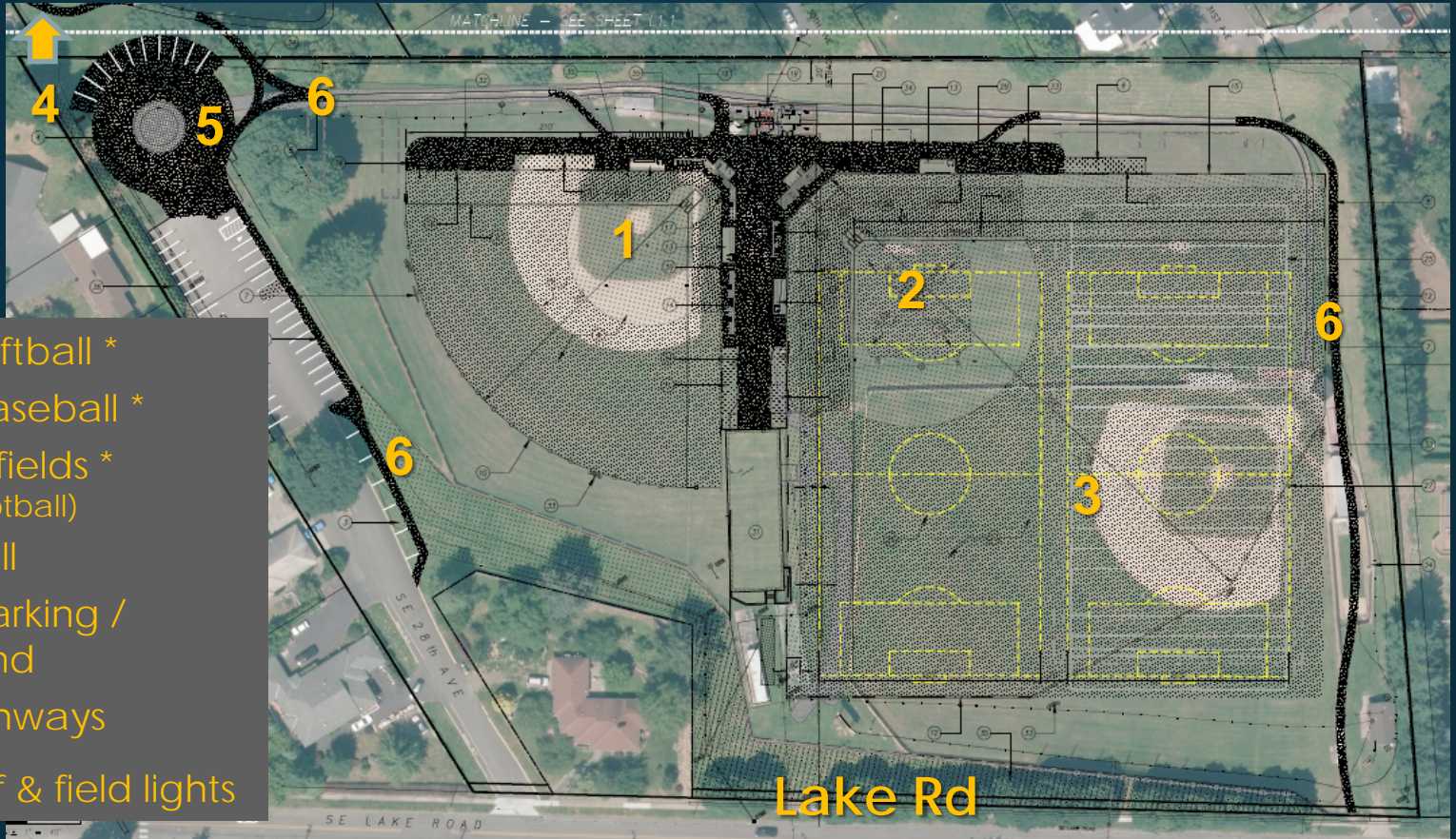




# Primary Project Elements

- Refurbish & reconfigure existing fields
- Artificial turf & lighting for varsity baseball & softball
- Replace existing accessory buildings
- New pathways, with lighting
- Improve parking area (new spaces, turnaround)
- 10 new bike parking spaces
- Field and PA-system use up to 10 p.m.
- Parking determination (96-97 spaces)
- Variance to allow field light poles up to 80 ft

# Improvement Locations



1. Varsity softball \*
2. Varsity baseball \*
3. Practice fields \*  
(soccer/football)
4. JV softball
5. Paved parking /  
turnaround
6. New pathways

\* Artificial turf & field lights





# Site Conditions – Lake Rd





# Site Conditions – Lake Rd Parking





# Site Conditions – Varsity / Practice Fields





# Site Conditions – JV Softball (@Elementary School)





# Applicable Criteria

- MMC Section 19.1006 Type III Review
- MMC Section 19.904 Community Service Uses
- MMC Section 19.301 Low Density Residential Zones (incl. R-7)
- MMC Chapter 19.500 Supplementary Development Regulations
- MMC Chapter 19.600 Off-Street Parking & Loading
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.911 Variances

# Approval Criteria

## Community Service Uses (MMC Subsection 19.904.4)

- A. Underlying zone requirements are met
- B. Specific standards from Subsections 19.904.7-11 are met
- C. Hours & levels of operation are reasonably compatible with surrounding uses
- D. Public benefits are greater than negative impacts on the neighborhood
- E. Location is appropriate

## Parking Determination (MMC Subsection 19.605.2.C.1)

The determination is reasonable, based on existing demand for similar uses in other locations, quantity requirements in other jurisdictions, and professional literature.



# Approval Criteria

## Type III Variances (MMC Subsection 19.911.4.B)

1. Alternatives analysis of impacts and benefits
2. Variance is both reasonable & appropriate and meets one or more of the following criteria:
  - a) Avoids or minimizes impacts
  - b) Has desirable public benefits
  - c) Responds to existing environment in creative & sensitive manner
3. Mitigates impacts to the extent practicable

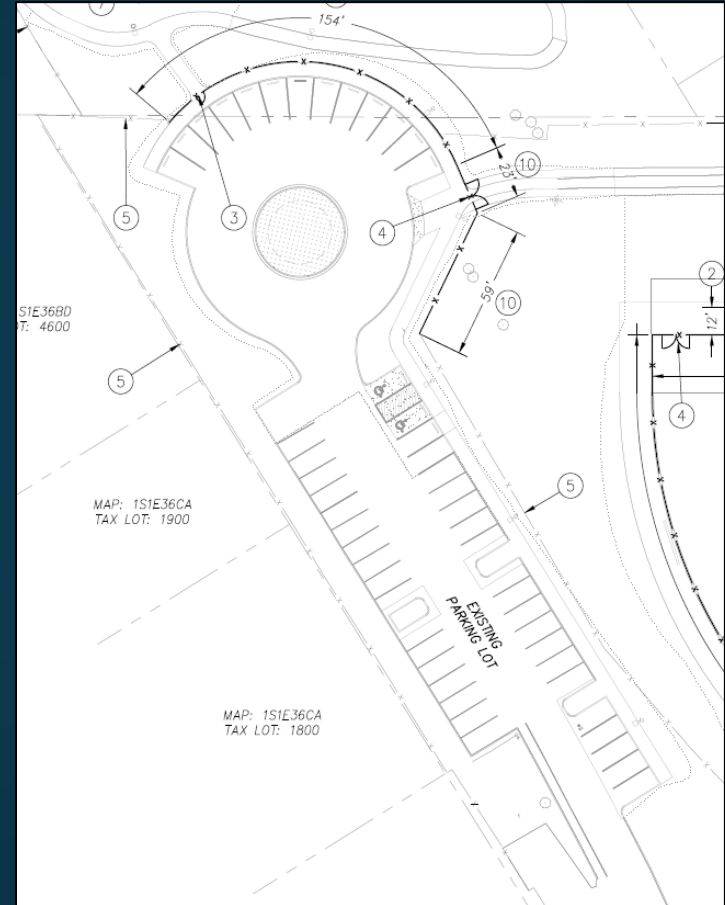
# Key Issues

- A. Will sufficient **parking** be provided?
- B. What requirements or restrictions are needed to insure **compatibility** with neighboring properties?
- C. Will convenient and safe **access** be provided for all modes, and how will overall **public access** change?



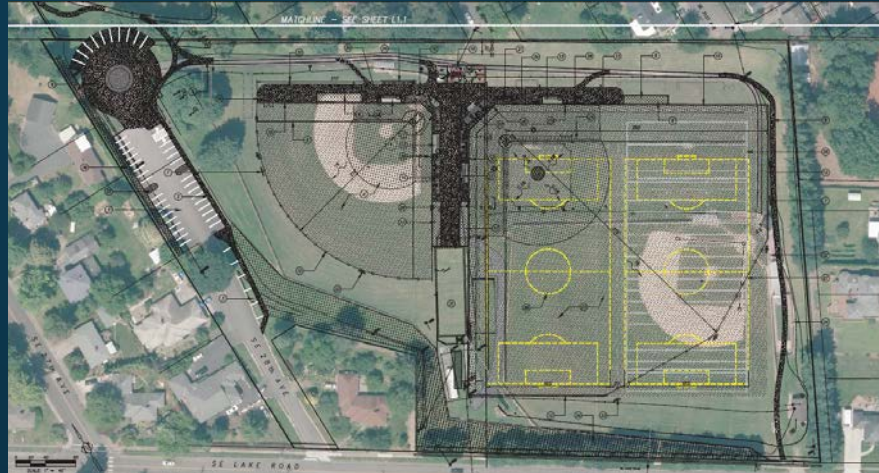
# Key Issue A—Parking

- Existing = 81 spaces, plus gravel area
- Proposed = 16 new spaces (97 spaces total)
- PM peak usage expected to remain similar
- May lose 1 space for pedestrian connection
- Room for additional head-in spaces



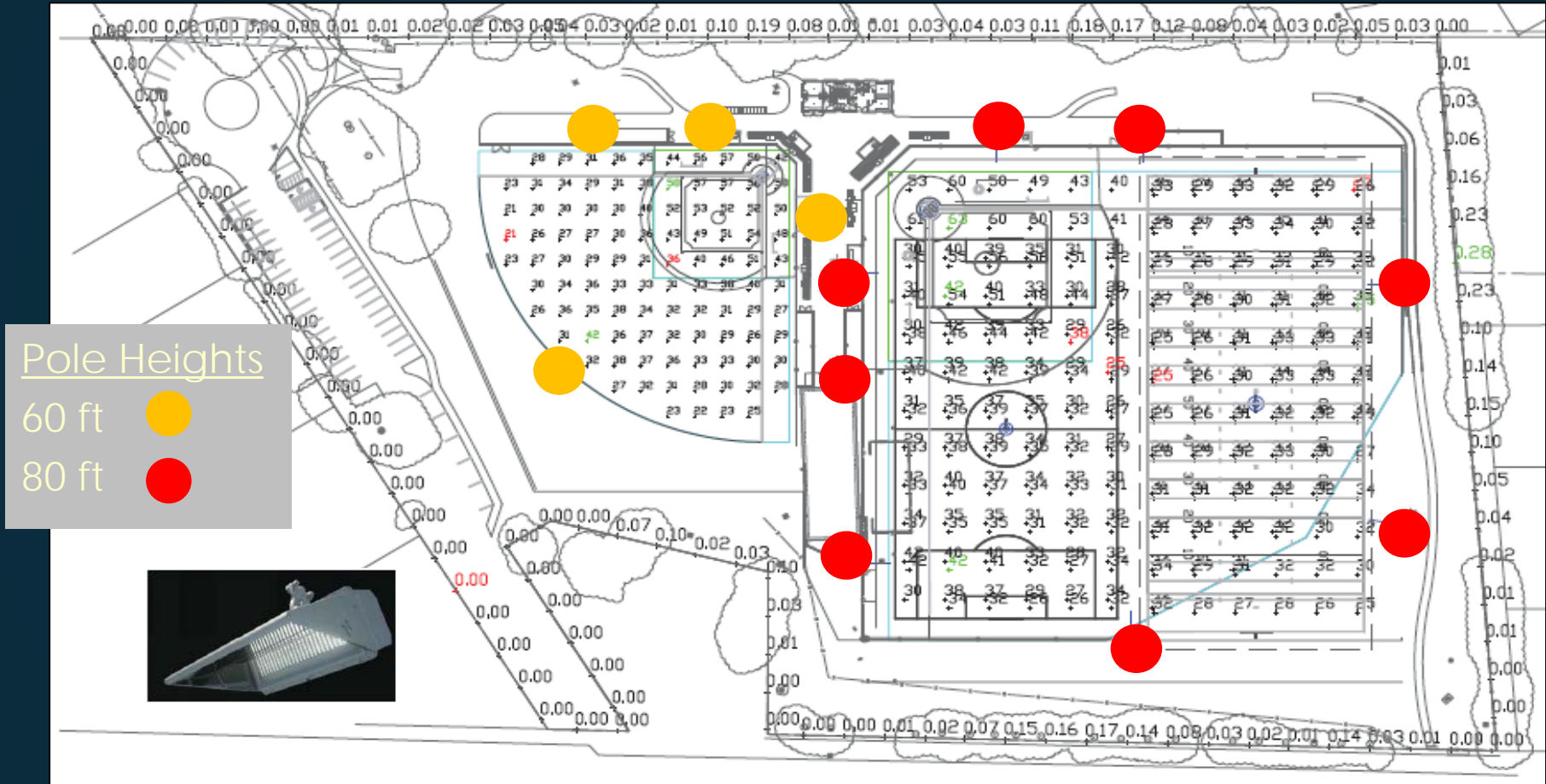
# Key Issue B—Compatibility

- Intensity of use = Extended season & hours of use
- Screening, especially adjacent to Lake Rd parking lot
- Field lights (light spill & pole height)
- Pathway lights (height, hours of use)
- Noise, especially from PA system





# Field Lighting



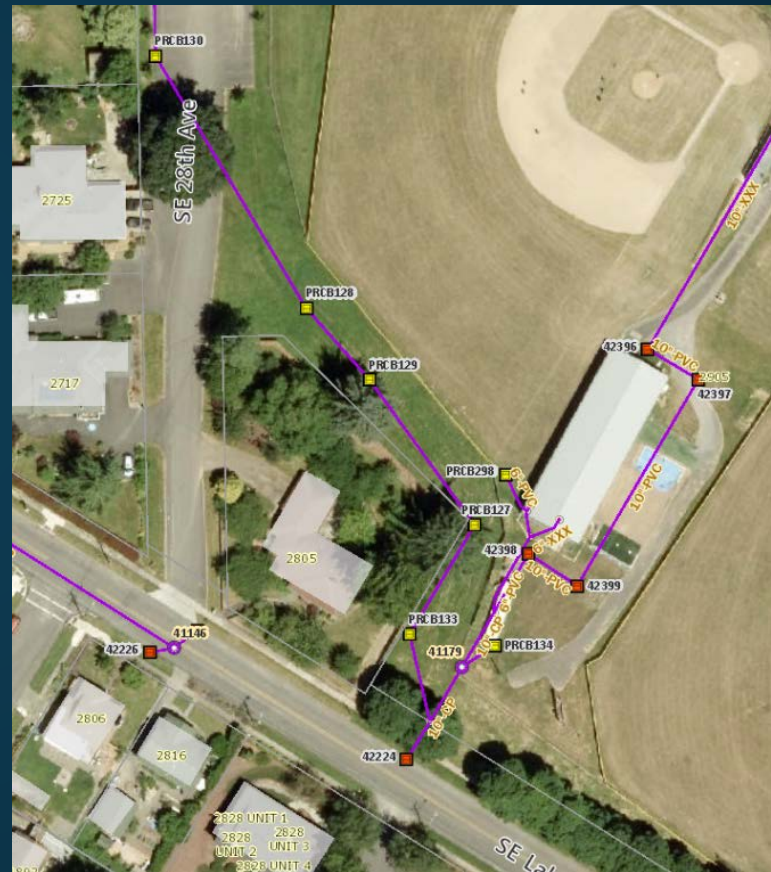
# Key Issue C—Access



- Restrictions on public access
- Pedestrian connections needed:
  - Milwaukie Elementary School parking lot to path
  - Lake Rd parking lot to Lake Rd
  - 30<sup>th</sup> and/or 31<sup>st</sup> Ave to fields



# Note on Stormwater Management





# Staff Recommendations

1. Approve the Community Service Use (CSU) to allow the proposed improvements to the sports complex.
2. Approve the variance to allow field-light poles up to 80 ft.
3. Approve the parking determination of 96-97 spaces.
4. Adopt the recommended Findings and Conditions of Approval (with adjustments as needed).

## Key Conditions of Approval

- ❖ Pedestrian connections = 3 improvements
- ❖ Screening/buffering at perimeter
- ❖ Hours of use = Until 10pm for field lights & PA system; until 10:30pm for pathway lights

# Decision-Making Options

1. Approve the application with the recommended Findings and Conditions of Approval.
2. Approve the application with modified Findings and Conditions of Approval—such modifications need to be read into the record.
3. Continue the hearing.
4. Deny the application.

The 120-day deadline for this application is **July 3, 2018**.

Questions?





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