



Planning Commission Staff Report

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| APPLICATION(S): | 23-013 CU: Conditional Use |
| MEETING DATE: | April 4, 2023 |
| PUBLIC HEARING: | Yes |
| Report Date: | March 24, 2023 |
| Applicant: | Seaside School District |
| Owner: | Sunset Empire Parks and Recreation District (SEPRD), City of Seaside |
| Location: | 1120 Broadway St. (6-10-22BB-TL 4700 & TL 4800) |
| Major Street Access: | Broadway St. |
| Parcel Number(s) & Size: | 6-10-22BB-TL 4700 & TL 4800 / Approximately .14 acres |
| Parcel Zoning: | General Commercial (C-3), Medium Density Residential (R-2) |
| Adjacent Zoning: | General Commercial (C-3), Medium Density Residential (R-2) |
| Current Use of Parcel: | Park, Former Middle School |
| Adjacent Uses: | Park, Residential |
| Previous Meetings: | None |
| Previous Approvals: | None |
| Type of Action: | Quasi-Judicial |
| Land Use Authority: | Planning Commission |
| Future Routing: | None |
| Planner: | Jeff Flory, Community Development Director |

A. Summary:

The applicant is requesting a Conditional Use to develop a softball field that will include an additional parking area north of the SEPRD building, additional seating for spectators, fencing and backstop, as well as adding an announcer booth.

B. Exhibits:

Staff Recommendation:

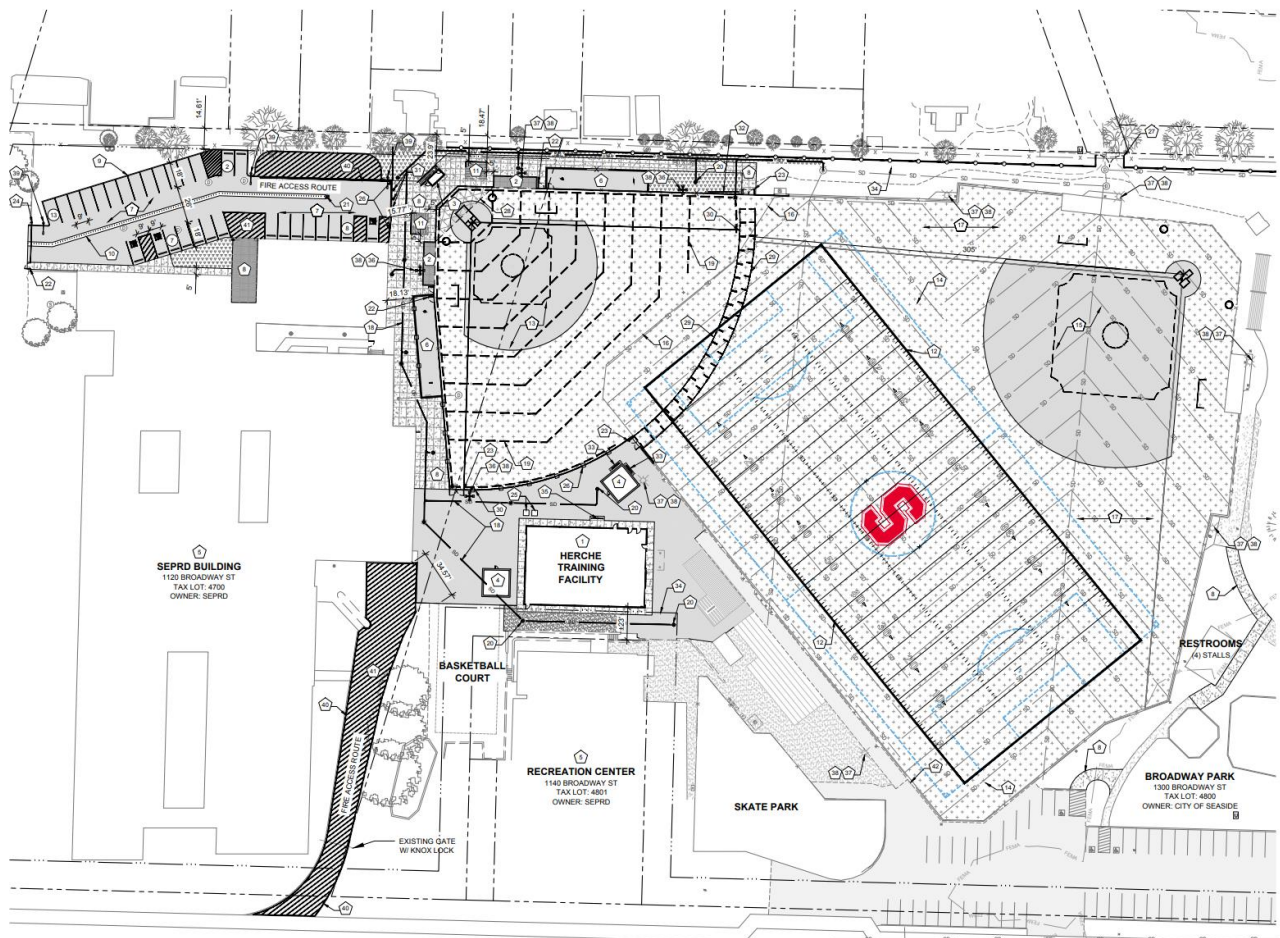
Staff recommends the Planning Commission conduct a public hearing on the application, take public comment, and review and discuss the request. Unless submitted comments or other clarifications or justifications are needed, staff recommends the Commission adopt the findings, justification statements, and conclusions in this report and approve the applicant's request subject to the listed conditions.

1. Applicant Submittals

2. Site Plan

C. Location:

1120 Broadway St. (6-10-22BB-TL 4700 & TL 4800)



D. Background:

The property is formerly known as the Broadway Middle School (BMS) that was purchased by Sunset Empire Parks and Recreation District to eventually become the Sunset Recreation Center. The softball field project spans the BMS property and portions of city owned Broadway Park. The project will include the relocation of the Herche Training Facility and the community gardens.

The softball field will include new spectator seating, an announcer's booth, dugouts, and a new parking area with approximately 30 additional parking spaces. Enhanced netting and a back stop will be installed to prevent foul balls from entering neighboring properties as well as a semi-permanent outfield fence.

E. Required Dates:

This application was submitted on March 6, 2023 and accepted as complete on March 20, 2023. The 120-day decision timeframe is July 18, 2023.

F. Specific Request:

The applicant is requesting a Conditional Use to develop a softball field that will include an additional parking area north of the SEPRD building, additional seating for spectators, fencing and backstop, as well as adding an announcer booth. "Public park, playground, or other similar publicly owned recreational use" is listed as a conditionally permitted use within the R-2 zone.

G. Process:

This request is being reviewed under Article 3, Article 6, and Article 10 of Seaside Zoning Ordinance. Article 3 establishes the development standards and the outright permitted and the conditionally permitted uses within the R-2 zone. Article 6 establishes the criteria for conditional uses. Article 10 establishes the process and procedures that are applicable to this request.

H. Community Review:

Notice of this public hearing was published in the Daily Astorian on March 23, 2023. Additionally, mailed notice was sent on March 14, 2023 to all property owners within 100ft of the subject property.

Written Comments:

At the time of this report, no written comments have been received.

I. Comprehensive Plan:

This project spans both the commercial and residential land use designation, specifically General Commercial and Medium Density Residential. The majority of the subject properties are designated residential. The comprehensive plan expresses a need to expand community facilities as the city grows. The expansion of the artificial turf areas of Broadway Park allows for recreational opportunities to occur on a year-round basis.

J. Zoning Ordinance Criteria for a Conditional Use:

Pursuant to Section 6.031 of the Seaside Zoning Ordinance, all conditional use requests must comply with the specific standards in the zone and other applicable supplementary provisions in Article 4. In permitting a new conditional use or alteration of an existing conditional use; the Planning Commission may impose additional conditions considered necessary to protect the best

interests of the surrounding area of the city as a whole. These conditions may include (but are not limited to) the following:

1. **Increasing the required lot size or yard dimension.** *Finding: The lots the applicant is using for this project total approximately 13.75 acres and the use of tax lot 4800 is already a public park/sports complex.*
2. **Limiting the height of buildings.** *Finding: The R-2 zone restricts building heights to 35ft. The applicant's plan does include the construction of an announcer's booth however, the structure will not exceed the 35ft threshold.*
3. **Controlling the location and number of vehicle access points.** *Finding: The expansion of the softball facility will not create additional access points to the already existing parking areas for BMS. The entrance point to the west side of the school building from Broadway St. will be a locked gate only for emergency vehicle access.*
4. **Increasing the street width.** *Finding: The applicant's proposal will not call for the widening of any streets.*
5. **Increasing the number of required off-street parking spaces.** *Finding: The softball field spectator seating totals approximately 184 linear feet of bench. Section 4.100 of the Seaside Zoning Ordinance does not specify parking requirements for a softball field. Similar seating calculation such as those used for and race track, stadium, indoor arena, theater, or church requires one space per 8ft of bench length. Using this formula, the softball field project would need 23 parking spaces for the 184 linear feet of bench. The project is supplying sufficient parking for the us proposed use.*
6. **Limiting the number, size, location and lighting of signs.** *Finding: The applicant intends to install new scoreboards for both the softball and baseball fields. Additional signage typically associated with an athletic field of this nature is anticipated.*
7. **Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.** *Finding: The existing landscaping and fencing along the north property line will remain unchanged. The applicant is proposing 40ft safety netting to prevent foul balls from entering the neighboring properties.*
8. **Designating sites for open space.** *Finding: The majority of the applicant's proposed project is an open field that will be accessible to the public when not in use for softball games or practice. The field will consist of artificial turf and that space will now be accessible on a year-round basis.*

K. Additional Findings, Conclusions, and Justification Statements:

1. The applicant's submitted justification is adopted by reference and is summarized as follows:
 - a. The softball field is part of a larger already developed sports complex.
 - b. The facility will accessible to the public when not in use for softball games or practice.
2. The applicant property is located in the General Commercial (C-3) zone and Medium Density Residential (R-2) zone. The majority of the project is located within the R-2 zone. The majority of the SEPRD owned lot is within the R-2 zone. Section 2.040 states "If a zone boundary as shown on the map divides a single lot of record between two zones, the entire lot shall be deemed to be in the zone in which the area of the lot lies." The use as a public park, playground, or other similar publicly owned recreation use is conditionally permitted within the R-2 zone.

3. The site plan shows sufficient parking for the proposed use.
4. The proposed project will increase the availability of additional sports and recreational fields within the community that can be used by the public when the softball teams are not practicing or playing games.

Proposed Conditions:

The proposed softball field project will satisfy the applicable development standards and be compatible with the surrounding area provided the following conditions are attached to the approval.

Condition 1: The fire access on the west side of the BMS building off Broadway St. is to remain clear of vehicles or storage and locked with a Knox Box to ensure that it is not obstructed in the event of an emergency. All fire lane striping must be approved by the Fire Marshal.

Condition 2: The Intergovernmental Agreement (IGA) that establishes the requirements and responsibilities of SEPRD, Seaside School District, and the City of Seaside for the sports complex that spans the SEPRD property and Broadway Park shall be approved by each entity prior to construction.

Condition 3: Minor modifications to the applicant's proposed plan must be reviewed and approved by the Planning Director. These could be required in order to comply with other code issues applicable to the request or reduce impacts to the neighboring property. Any major changes or conflicts over a proposed modification will be reviewed with the Planning Commission prior to any final approval.

L. Recommendation and Alternatives:

Staff Recommendation:

Staff recommends the Planning Commission conduct a public hearing on the application, take public comment, and review and discuss the request. Unless submitted comments or other clarifications or justifications are needed, staff recommends the Commission adopt the findings, justification statements, and conclusions in this report and approve the applicant's request subject to the listed conditions.

Although they are not conditions of approval, the following is a reminder to the applicant.

- The conditional use will become void one (1) year from the date of decision unless the permit is utilized or an extension of time is approved in the manner prescribed under the Seaside Zoning Ordinance.
- All necessary permits (such as structural, plumbing, mechanical, electrical, etc.) must be obtained prior to development.
- As with any permit, the applicant must meet all applicable standards in the Seaside Zoning Ordinance (e.g. erosion control, drainage, setbacks) and any other applicable City of Seaside Ordinances.

Alternative 1:

The Planning Commission may choose to continue this request to the regularly scheduled May 2, 2023 Planning Commission meeting to allow the Commission time to review submitted evidence or to allow the applicant, other affected parties, and the public, additional time to review or submit further evidence, rebuttals, or justifications.

Alternative 2:

The Planning Commission may choose to hold the public hearing and review additional submitted comments or evidence. If new evidence justifies denial of the applicant's request, the Planning Commission could move to deny this application.

The information in this report and the recommendation of staff is not binding on the Planning Commission and may be altered or amended during the public hearing.