



RECORD OF DECISION

DATE: August 3, 2021
APPLICANT: South Coast Business Employment Corporation & Bandon Community Child Care Center

LOCATION: 1040 Allegheny Avenue (Ocean Crest Elementary School)
REQUEST: Replace the previously demolished modular classroom structure with a used modular classroom structure for use as a Community Child Care Center.

FACTS:

The subject property is located in the:

1. Public Facilities and Parks (PF) Zone.
2. The use of the property as a school, including nursery or day care center, is a conditional use in the PF Zone.
3. An applicant may request approval of a modification to an approved plan by providing the planning director with copies of the proposed modified conditional use plan and a narrative addressing the proposed changes as listed in subsection B of 16.12.070.
4. A review of the application is necessary to determine if the request can be approved administratively.

CONCLUSIONS AND DECISION:

After reviewing the application materials and Sections 17.60 and 16.12.070 of the Bandon Municipal Code, the Planning Director came to the decision that the proposed application is a Minor Modification of an existing Conditional Use based on the following:

The proposal is **not**:

1. A change in land use;
2. An increase in dwelling unit density
3. A ten (10) percent change in the ratio of the different types of dwelling units to the number of units;
4. A change in the type of commercial or industrial structures;
5. A change in the type and location of access ways and parking areas where off-site traffic would be affected;
6. An increase in the floor area proposed for nonresidential use by more than ten (10) percent where previously specified;



7. A reduction of more than ten (10) percent of the area reserved for common space and/or usable open space;
8. A reduction of specified setback requirements by more than twenty (20) percent;
9. An elimination of project amenities by more than ten (10) percent where the plan specified they were to be provided, such as:
 - a. Recreational Facilities,
 - b. Screening, or
 - c. Landscaping provisions;
10. A ten (10) percent increase in the approved density; or
11. Any modification to conditions imposed at the time of the approval of the conditional use permit.

Therefore, this request is consistent with the administrative approval criteria of a Minor Modification to the original Conditional Use Permit and is approved with the following conditions:

- 1. Approval is granted for the replacement of a 28-foot by 64-foot, modular classroom.**
- 2. Plans submitted for Zoning Compliance approval shall be in substantial conformance with the plans and proposal reviewed and approved herein.**

APPEAL:

The Planning Director's decision may be appealed per Section 16.04 of the Bandon Municipal Code.

Dan Chandler
Planning Director

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