

DEVELOPMENT OPPORTUNITY FOR SALE



**13907 HOLCOMB BLVD
OREGON CITY**

THE SITE

SITE 1.66 ACRES

DEVELOPMENT INFORMATION

ZONING M.U.C.-1

MAX HEIGHT Three stories

MAX SITE COVERAGE 80%

DEVELOPMENT OPPORTUNITY

- MULTIFAMILY
- RETAIL
- OFFICE
- MIXED USE
- ASSISTED LIVING

**OFFERED AT \$1,446,000
(UNDER \$20/sqft)!**

Contact

Graham Cole Peterson

Direct: 503.319.4267

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Office: 503.249.1709



Portland Office
Oregon City Office

2105 NE Cesar E Chavez Blvd. Suite 220 Portland, Oregon 97212
1209 7th Street Oregon City, Oregon 97045

THE AREA

PORTLAND

LAKE OSWEGO

MILWAUKIE

HAPPY VALLEY

CLACKAMAS

GLADSTONE

WEST LINN

THE SITE

OREGON CITY

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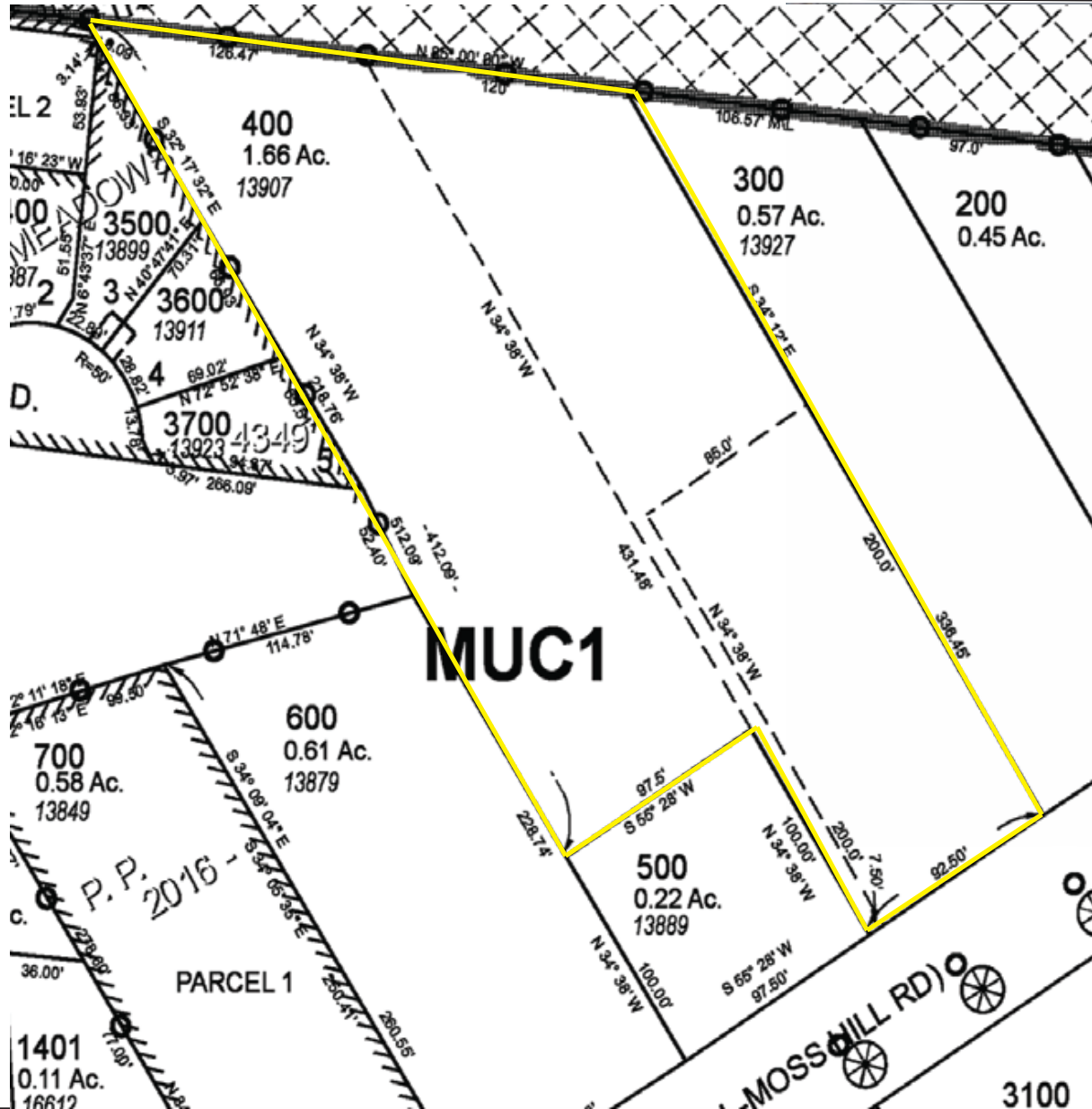
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MUC-1 ZONING

Oregon City Municipal Code Chapter 17.29 "MUC" – Mixed Use Corridor District

17.29.010 Designated.

The Mixed Use Corridor (MUC) District is designed to apply along selected sections of transportation corridors such as Molalla Avenue, 7th Street and Beavercreek Road, and along Warner-Milne Road. Land uses are characterized by high-volume establishments such as retail, service, office, multi-family residential, lodging, recreation and meeting facilities, or a similar use as defined by the Community Development Director. A mix of high-density residential, office, and small-scale retail uses are encouraged in this District. Moderate density (MUC-1) and high density (MUC-2) options are available within the MUC zoning district. The area along 7th Street is an example of MUC-1, and the area along Warner-Milne Road is an example of MUC-2.

17.29.020 Permitted Uses--MUC-1 and MUC-2.

- A. Banquet, conference facilities and meeting rooms;
- B. Bed and breakfast and other lodging facilities for up to ten guests per night;
- C. Child care centers and/or nursery schools;
- D. Indoor entertainment centers and arcades
- E. Health and fitness clubs;
- F. Medical and dental clinics, outpatient; infirmary services;
- G. Museums, libraries and cultural facilities;
- H. Offices, including finance, insurance, real estate and government;
- I. Outdoor markets, such as produce stands, craft markets and farmers markets that are operated on the weekends and after six p.m. during the weekday;
- J. Postal services;
- K. Parks, playgrounds, play fields and community or neighborhood centers;
- L. Repair shops, for radio and television, office equipment, bicycles, electronic equipment, shoes and small appliances and equipment;
- N. Residential units, multi-family;
- O. Restaurants, eating and drinking establishments without a drive through;
- P. Services, including personal, professional, educational and financial services; laundry and dry-cleaning;
- Q. Retail trade, including grocery, hardware and gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores, and similar, provided the maximum footprint for a stand alone building with a single store or multiple buildings with the same business does not exceed sixty thousand square feet;
- R. Seasonal sales, subject to OCMC Chapter 17.54.060
- S. Assisted living facilities; nursing homes and group homes for over 15 patients
- T. Studios and galleries, including dance, art, photography, music and other arts;
- U. Utilities: basic and linear facilities, such as water, sewer, power, telephone, cable, electrical and natural gas lines, not including major facilities such as sewage and water treatment plants, pump stations, water tanks, telephone exchanges and cell towers.
- V. Veterinary clinics or pet hospitals, pet day care.
- W. Home occupations
- X. Research and development activities

- Y. Temporary real estate offices in model dwellings located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- Z. Residential care facility
- AA. Transportation facilities

17.29.030 Conditional Uses--MUC-1 and MUC-2 Zones.

The following uses are permitted in this district when authorized and in accordance with the process and standards contained in Chapter 17.56:

- A. Ancillary drive-in or drive-through facilities
- B. Emergency service facilities (police and fire), excluding correctional facilities;
- C. Gas Stations;
- D. Outdoor markets that do not meet the criteria of Section 17.29.020(H);
- E. Public utilities and services including sub-stations (such as buildings, plants and other structures);
- F. Public and/or private educational or training facilities
- G. Religious institutions;
- H. Retail trade, including gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores and any other use permitted in the neighborhood, historic or limited commercial districts that have a footprint for a stand alone building with a single store in excess of sixty thousand square feet in the MUC-1 or MUC-2 zone;
- I. Hotels and motels, commercial lodging
- J. Hospitals
- K. Parking structures and lots not in conjunction with a primary use
- L. Passenger terminals (water, auto, bus, train)

17.29.040 Prohibited Uses in the MUC-1 and MUC-2 Zones.

The following uses are prohibited in the MUC District:

- A. Distributing, wholesaling and warehousing;
- B. Outdoor sales or storage
- C. Correctional Facilities.
- D. Heavy equipment service, repair, sales, storage or rental² (including but not limited to construction equipment and machinery and farming equipment)
- E. Kennels
- E. Motor vehicle and recreational vehicle sales and incidental service
- F. Motor vehicle and recreational vehicle repair / service
- G. Outdoor sales or storage,
- H. Self-service storage facilities

17.29.050 Dimensional Standards--MUC-1.

- A. Minimum lot areas: none.
- B. Maximum building height: forty feet or three stories, whichever is less.
- C. Minimum required setbacks if not abutting a residential zone: none.

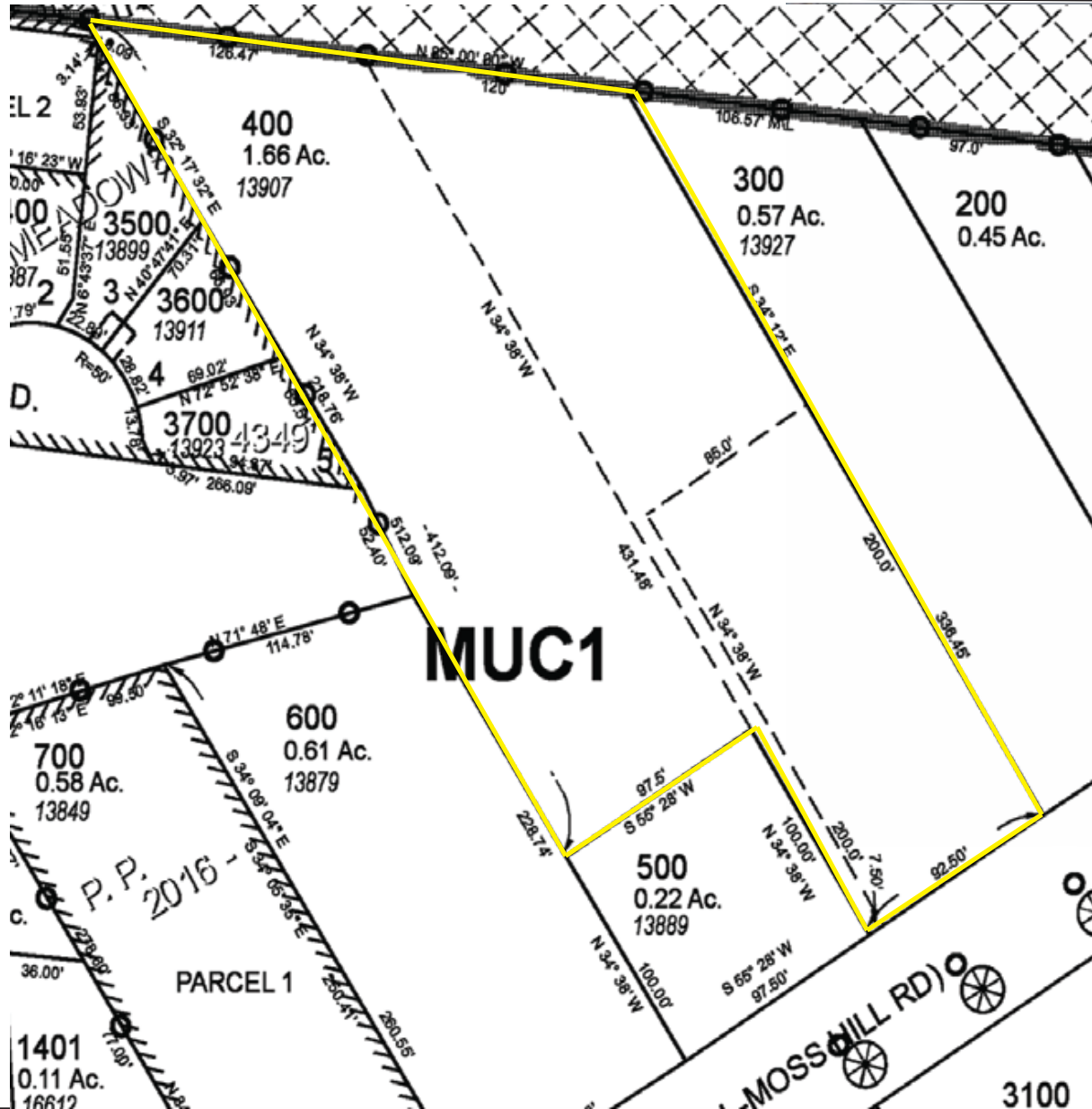
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