

The site was previously the home for Hiway fuel (for the last century) the site is largely paved with some gravel at the rear of the property (near the railroad tracks.) the proposal includes a new office building for the sale of Used automobiles in phase 1 and 7500 square foot warehouse in phase 2. The asphaltic concrete will remain and will be resurfaces. Asphaltic concrete will be surgically removed to make way fifteen percent of the site to be landscaped. The existing drainage is to the north into an existing drainage swale. The swale will be appropriately landscaped. We do not intend to for this to be a major project with regards to GSI.

Sec. 604.020. - Development standards.

(e) Landscaping. Berms, mounds, raised beds, and grade drops shall not be allowed as a landscaping treatment, unless a bioswale treatment system or approved landscaping exists to adequately collect water runoff and the berms, mounds, raised beds, and grade drops do not exceed a 3:1 slope.

Response: No berms, grade drops. The existing drainage swale shall remain at the north property line

(f) Off-street parking and loading areas.

(1) Planter bays or islands shall have a minimum planting area of 50 square feet.

Response: the auto sales offices is under 1800 sf and requires only 2 spaces, one tree well. One tree well provided to east of parking. The warehouse is 7,500 sf and required 8 spaces, one tree well required. 4 tree well have been provided

(2) A minimum of one tree per eight parking spaces is required, of which a maximum of 25 percent may be evergreen trees. Trees shall be planted within 20 feet of the parking lot perimeter. Trees within the public street right-of-way shall not count toward the tree planting requirements. +

Response: the parking lots are small, consequently the tree count related to parking Trees are adjacent to parking. We anticipate deciduous trees

(3) Off-street parking may be provided no more than 800 feet from the edge of the lot, or contiguous lots, upon which the main building is located.

Response: parking is provided on-site and adjacent to the respective use

(4) Employee off-street parking may be provided no more than 2,000 feet from the edge of the lot, or contiguous lots, upon which the main building is located.

Response: employee parking is on-site

(5) Parking lot light structures shall not exceed 25 feet in height.

Response: Display lot lights are 25' or less.

(g) Screening.

(1) Trash receptacles shall be screened from adjacent household living uses and streets by a sight-obscuring fence, wall, or hedge.

Response: there are no trash receptacles, waste and recycling requirement is small and will be accommodated with rolling carts and will be store inside the building. There are no adjacent House hold living uses

(2) Concertina or barbed wire fencing shall not be located within 60 feet of the street right-of-way, unless such fencing is obstructed by a building or structure.

Response: there is no barbed or concertina wire

(3) Concertina or barbed wire fencing shall be screened from public view and adjacent property by sight-obscuring landscaping.

Response: : there is no barbed or concertina wire

(h) Outdoor storage.

(1) Outdoor storage areas shall not be located within required setbacks.

Response: there is no outside storage within required setback. Outside storage is behind a 6' sight-obscuring fence

(2) Outdoor storage areas shall be enclosed by a minimum six-foot-high sight-obscuring fence, wall, hedge, or berm; provided, however, items more than six feet in height above grade shall be screened by sight-obscuring landscaping.

Response: all outside storage (located at rear of property) is screened with a 6' sight obscuring chain link fence

(3) Items stored within outdoor storage areas shall not exceed a maximum height of 14 feet above grade.

Response: outside storage will not exceed 14'

(i) Pedestrian access.

(1) A pedestrian connection shall be provided from the public sidewalk to the primary building entrance.

Response: the parking requirement is small. The parking area for the office is immediately adjacent to the sidewalk that leads to the office. The parking for the warehouse is adjacent to the pedestrian connection

(2) A pedestrian connection through the parking area to the primary building entrance shall be provided when the parking area is greater than 60 feet in depth.

Response: the parking area is not 60' in depth

(3) Within shopping centers, office complexes, and mixed-use developments, pedestrian connections shall be provided to connect the buildings. Pedestrian connections shall be the most practical, direct route.

Response: the development is not shopping centers, office complexes, and mixed-use developments. Pedestrian connection is provided in the most direct fashion possible

(4) Pedestrian connections shall be a minimum of five feet in width, and defined by visual contrast or tactile finish texture.

Response: pedestrian connection is 5' wide (clear.) Planters wheel stops or extended curbs prevent vehicular encroachment into required pedestrian connection width

(5) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.

Response: the sidewalk is oversize (7') to prevent vehicles from encroaching on pedestrian connection

(j) Project enhancements. Development within the Portland/Fairgrounds Road Overlay Zone shall include four or more of the following project enhancements:

- (1) Closure of one driveway approach on Portland/Fairgrounds Road;

Response: there are no driveways to Fairgrounds Road, they were closed with the urban renewal project

- (2) Joint parking agreement under SRC [806.020](#)(a)(5), or implementation of a plan to satisfy off-street parking requirements through alternative modes of transportation under SRC [806.015](#)(e)(2);

Response: not required, enhancements satisfied below (items 4, 5, 6, and 8a)

- (3) Freestanding sign not more than five feet in height and placed upon a foundation;

Response: not required, enhancements satisfied below (items 4, 5, 6, and 8a)

- (4) Weather protection, in the form of awnings or canopies, along more than 50 percent of the length of the ground floor building facade adjacent to sidewalks or pedestrian connections;

Response: in excess of 50 percent of the building façade has pedestrian covered connection

- (5) Cast iron or wrought iron fencing adjacent to Portland/Fairgrounds Road;

Response: an ornamental steel fence is installed along Fairgrounds Road NE

- (6) Pedestrian connections that are:

- (A) Constructed with pavers, scored or colored cement, and/or stamped asphalt;

Response: the concrete has integral color.

- (B) Elevated above the parking area and driveway; or

Response: the pedestrian connection is elevated above the adjacent paving

- (C) Defined with landscaping or building features such as canopies, awnings, or arcades;

Response: there are plant wells along the outboard pedestrian connection. Canopies cover much of the pedestrian connection

- (7) Development on surface parking lots existing on October 1, 2001;

Response: the parking lot/vehicular use were existing prior to 2001.

- (8) Provision of one or more of the following pedestrian-oriented design features on private property adjacent to Portland/Fairgrounds Road:

- (A) Pedestrian scale lighting not more than 16 feet in height; or

Response: Pedestrian lighting will be provided on the building and will be mount less than 16' high. Lighting will be focus down with cut-off fixtures

- (B) Plazas or other outdoor spaces open to the public;

Response: not required enhancements satisfied above (items 4, 5, 6, and 8a)

- (9) A minimum of seven percent interior landscaping within parking areas not more than 50,000 square feet in size; or a minimum of ten percent interior landscaping within parking areas greater than 50,000 square feet in size;

Response: The tree wells are oversized to provide in excess seven percent

(10) Installation of landscaping and irrigation using a plan designed by an Oregon landscape architect;

Response: not required, enhancements satisfied above (items 4, 5, 6, and 8a)

(11) Development of a mixed-use building; or

Response: not a mixed-use building

(12) Construction of a building where at least 50 percent of the building frontage is constructed contiguous to the minimum building setback line.

Response: not required, enhancements satisfied above (items 4, 5, 6, and 8a)

- Design review under SRC [chapter 225](#) is required for development within the Pine Street Mixed Use Overlay zone as follows:

Response: please find the narrative and attached drawings

(a) Except as otherwise provided in this section, design review according to the design review guidelines or the design review standards set forth in SRC [604.030](#) is required for all development within the Pine Street Mixed-Use Overlay Zone.

Response: We are complying with the standards as demonstrated above and attached drawings

(b) Multiple family development, other than multiple family development within a mixed-use building, shall only be subject to design review according to multiple family design review standards set forth in SRC [chapter 702](#).

Response: not multifamily

(c) Multiple family development within a mixed-use building shall only be subject to design review according to the design review guidelines or the design review standards set forth in SRC [603.030](#).

(d) Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC [chapter 230](#).

Response: not multifamily

CHAPTER 225. - DESIGN REVIEW

Sec. 225.001. - Purpose.

The purpose of this chapter is to create a process to review development applications that are subject to design review guidelines and design review standards.

Response: we are intending to meet the standards (SRC 225.005 (d) 2 (F))

Sec. 225.005. - Design review.

(a) Applicability. Design review approval is required for development applications that are subject to design review standards and guidelines.

Response: please find the attached submittals

(b) Classes.

(1) Class 1 design review is design review that requires the application of design review standards only.

Response: NA

(2) Class 2 design review is design review that requires the application of design review guidelines, for projects that are limited to building alterations that will be contained within the footprint of the existing building and utilize the same building materials and same window and facade designs.

Response: we are meeting the standards

(3) Class 3 design review is design review that requires the application of design review guidelines.

Response: we are meeting the standards

(4) If any portion of the proposed development does not meet all of the applicable design review standards, the entire development shall be subject to Class 3 design review.

Response: we have met the standards

(c) Procedure type.

(2) Class 2 design review is processed as a Type II procedure under SRC [chapter 300](#).

Response: we are class 2

(d) Submittal requirements.

(1) Submittal requirements for pre-application conference. In addition to the submittal requirements for a pre-application conference under SRC [chapter 300](#), an application for a Class 1, Class 2, or Class 3 design review pre-application conference shall include the following:

(A) An existing conditions plan showing:

(i) Existing site conditions;

Response: Please see sheet SPR-1

(ii) The use of all adjacent buildings;

Response: North: Automobile sales and service

East: Union Pacific Rail Road, beyond Oregon State Fair Grounds (largely undeveloped)

South: Smith Street NE a dispensary, vacant and a Landscape company

West: Fairgrounds Road Convenience Store and three-story mixed-Use building

(iii) The zoning of the site and adjacent properties;

Response: the site is split zoned CG at the front and IC at the rear

North: CG

East: PA

South: CG and IC

West: CG

(iv) Topography of the site; and

Response: See Sheet SPR 1. The site very flat only one contour crosses the site.

We will use the existing grade to avoid GSI and to economize on cost of construction. We intend to repair/overlay the existing asphaltic concrete. The building finish floor will be adjusted to accommodate the existing grades

(v) Location of all trees and prominent landscape features.

Response: there are no existing trees

(C) Schematic plans for the proposed development.

Response: See Sheet SPR 2 for proposed site plan

(2) Submittal requirements for Class 1, Class 2, and Class 3 design review. In addition to the submittal requirements set forth under SRC [chapter 300](#), an application for Class 1, Class 2, or Class 3 design review shall include the following:

(A) A proposed site plan showing:

Response: see sheet SPR 2 (for i- iv)

- (i) The complete dimensions and setbacks of the lot, and all existing and proposed buildings and structures, including the location, size, height, proposed use, design, and gross floor area of each building.
- (ii) All existing and proposed walls and fences, including the location, height, type of design, and composition.
- (iii) The location and design of the existing and proposed on-site pedestrian and vehicle circulation system.
- (iv) Locations and dimensions of all existing and proposed outdoor storage areas, including, but not limited to, trash collection and recycling areas.

(B) Architectural drawings, renderings, or sketches showing all elevations of proposed buildings as they will appear on completion.

Response: See Sheets A3.1 through A3.5

- (D) A landscape plan showing the location of natural features, trees, and plant materials proposed to be removed, retained, or planted; the amount, height, type, and location of landscaped areas, planting beds, and plant materials and provisions for irrigation.

Response: See sheet SPR 6 and 7, the irrigation has not been designed, once the approval of the entitlements an irrigation plan will be building permit.

- (D) A topographic survey and grading plan showing two-foot contour intervals on hillside lots and five-foot contour intervals on all other lots.

Response: See Sheet SPR 1. The site very flat only one contour crosses the site.

- (E) An open space plan showing locations of common and private open space, including active and passive recreational areas. The open space plan shall show the total area of individual classifications of proposed open space and shall be drawn to scale.

Response: there are no opens space requirements for this development

- (F) A statement as to whether the application is intended to meet the standards or the guidelines.

Response: are intending to meet the standards

(e) Criteria.

- (1) A Class 1 design review shall be approved if all of the applicable design review standards are met.
- (2) A Class 2 or Class 3 design review shall be approved if all of the applicable design review guidelines are met.

Response: As demonstrated above and on the attached graphic exhibits, we have met the standards of the CG, IC zones and the Pine Street Overlay zone.

CHAPTER 240. - CONDITIONAL USE

Sec. 240.001. - Purpose.

The purpose of this chapter is to allow uses that are similar to other uses permitted outright in a zone but because of the manner in which the use may be conducted, or the land and buildings developed for the use, review is required to determine whether the imposition of conditions is necessary to minimize the negative impacts on uses in the surrounding area.

Response: The current site is split zoning. The front being CG and the rear portion is IC. Tables 523-1 and 551-1 list Motor vehicle and manufactured dwelling and trailer sales as permitted uses. The requirement. Table 604-1 list, Motor vehicle and manufactured dwelling and trailer sales as a conditional use.

Sec. 240.005. - Conditional use permits.

(c) Submittal requirements. In addition to the submittal requirements for a Type III application under SRC [chapter 300](#), an application for a conditional use permit shall include the following:

(1) A site plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:

(A) The total site area, dimensions, and orientation relative to north;

Response: see site summary sheet SPR 2 and is dimensioned. All other plans sheets are to scale and north is indicated therein

(B) The location of all proposed primary and accessory structures and other improvements, including fences, walls, and driveway locations, indicating distance to such structures from all property lines and adjacent on-site structures;

Response: Sheet SPR 2

(C) Loading areas, if included with proposed development;

Response: a separate loading area for office is not necessary. The warehouse loading area is provided immediately in front of garage doors.

(D) All proposed landscape areas on the site, with an indication of square footage and as a percentage of site area;

Response: See Summary sheet SPR 6

(F) The location, height, and material of fences, berms, walls, and other proposed screening as they relate to landscaping and screening required by SRC [chapter 807](#);

Response: Sheet SPR2

(G) The location of all trees and vegetation required to be protected under SRC [chapter 808](#); and

Response: this has been an industrial site for the last century there are vegetative areas to be protected. The entire site is asphalt of gravel.

(H) Identification of vehicle, pedestrian, and bicycle parking and circulation areas, including handicapped parking stalls, disembarking areas, accessible routes of travel, and proposed ramps.

Sheet SPR2

(2) An existing conditions

Response see attached sheet SPR1

(3) A completed Trip Generation Estimate for the proposed development, on forms provided by the City.

Response: see attached TGE

(4) A traffic impact analysis, if required SRC [chapter 803](#).

Response: no TIA is required

1200 sf used automotive office 32 ADT

7,500 sf Warehouse 27 ADT

the previous use

1.2 Acre Garden Center 134 ADT

A reduction in ADT and certainly less than 200 trips

(d) Criteria. An application for conditional use permit shall be granted if all of the following criteria are met:

(1) The proposed use is allowed as a conditional use in the zone;

Response: The current site is split zoning. The front being CG and the rear portion is IC. Tables 523-1 and 551-1 list Motor vehicle and manufactured dwelling and trailer sales as permitted uses. The requirement. Table 604-1 list, Motor vehicle and manufactured dwelling and trailer sales as a conditional use.

(2) the reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions; and

Response: the site is currently vacant, previously it was a garden center (Hiway Fuel) there are no adverse impacts. The redevelopment of the site will bring commercial activity into the neighborhood. Traffic will be reduced from previous levels. The traffic generated by uses permitted in the proposed Mixed-use zone is potential

There are no odors emitted from the site. The Pine Street Overlay limits the height of site lighting to 25'. Pole lighting is focused down with "cut-off" light fixtures. We have selected enhancement (SRC 604.020(j)) pedestrian scale lighting. It will also be downward focused and less than 16' in height

(3) The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.

Response: the adjacent sites has been traditionally used automobile sales. The current site is split zoning. The front being CG and the rear portion is IC. Tables 523-1 and 551-1 list Motor vehicle and manufactured dwelling and trailer sales as permitted uses