

## DESIGN REVIEW NARRATIVE

**PROJECT:** Drive-Through Car Wash

**LOCATION:** Address: 586 HWY 101, Florence, OR 97439

Tax Map 18122744, Lot 06601

**ZONING:** Mainstreet Area A

**COMPREHENSIVE PLAN DESIGNATION:** Downtown

### Design Review Request:

The applicant is requesting approval of a design review for the development of parcel 06601 of 18-12-27-44 into a +/- 1,400 sf drive-through Car Wash. Design includes associated driveway, parking, landscaping, stormwater management, and other site improvements. Prior Land Use approvals include Conditional Use Permit PC 19 10 CUP 03 to allow proposed use and Variance PC 19 08 VAR 01 to increase maximum setback.

Development proposal includes automated drive-through car wash lane, office, restroom, and equipment room. Operations will include fully automated system capable of touchless (water pressure) and soft touch (cloth) car wash options. In addition, there will be four (4) commercial vacuum cleaners. Facility will operate 24 hours per day with one full-time staff on site as service technician and groundskeeper. The car wash will use highly efficient reclaim water system that recovers and reuses 90% of wash water.

Within 300 feet of development site, property is Zoned Mainstreet A and Mainstreet B. Uses within this area include tattoo shop, antique store, restaurant, hair salon, retail dispensary, furniture store, saw equipment shop, bank, gas station, appliance repair and sales, printing, gun sales, stamp and coin sales, clock repair, pest technician, and residential.

Applicant intends to begin construction as soon as possible, preferably in Summer 2020, and complete within approximately 4-5 months.

### Conditions of Approval from CUP & VAR:

1. List of Drawings. **N/A.**
2. Applicant shall submit to the Community Development Department a signed "Agreement of acceptance" of all conditions of approval prior to issuance of a building permit. **Applicant assumes this will be Condition of Approval of Design Review.**

3. Authorization of CUP shall be void after October 22, 2020, unless a building permit has been issued and substantial construction has taken place. **Applicant assumes this will be Condition of Approval of Design Review.**
4. Prior to building permit issuance the applicant is required to sign a non-remonstrance agreement regarding improvements to the driveway access on 6<sup>th</sup> street. **Applicant assumes this will be Condition of Approval of Design Review.**
5. Sidewalk extension on 6<sup>th</sup> street will be required in conjunction with relocation of the 6<sup>th</sup> street driveway. **Applicant assumes this will be Condition of Approval of Design Review.**
6. Easements are required to implement the access management plan shared access between this development site and the Old School Furniture site. Once cross easements are made by the eastern property owner, a maintenance agreement would be required. **Applicant assumes this will be Condition of Approval of Design Review.**
7. If the sewer service line is to come from 5<sup>th</sup> street a private utility easement will be required because it crosses one property to another – Applicant assumes this will be Condition of Approval of Design Review.
8. Proposed catch basin at southeastern edge of property, along 5<sup>th</sup> street, must be a storm inlet. Must be a manhole added at the proposed 90 degree bend connecting the 8” storm line and the proposed line that runs east-west along 5<sup>th</sup> street. City Plans show 8” storm line that runs east to west along 5<sup>th</sup> street, applicant shows 10”. It is unclear if the applicant plans to upsize, or if the label is incorrect. **Applicant has addressed this Condition in Design Review Submittal.**
9. Overhead line extending from highway 101 east across tax lot 6601 – site plan proposes to remove the overhead wire. No other overhead wire are illustrated and labeled. All new utilities required to be underground. **Applicant has addressed this Condition in Design Review Submittal.**
10. 5<sup>th</sup> street roadway to be reconstructed to handle increased traffic. **Applicant has addressed this Condition in Design Review Submittal.**
11. Proposed noise levels from car wash dryer, vacuum cleaners, and speakers shall be required at design review. **Applicant has addressed this Condition in Design Review Submittal.**

Informational Items:

1. Traffic impact study to be analyzed during design review. **Traffic Impact Study submitted herewith.**
2. Construction of coffee stand and drive through car wash will be contingent on completed design review approved by planning. **Design Review approval requested herewith.**
3. Construction plans for new driveway approach and installation of sidewalks will be required to be submitted in conjunction with building permit. Dimensioned plans will be required with Design review. **Applicant assumes this will be Condition of Approval of Design Review.**

Criteria Applying to this Matter for the application include:

Florence City Code, Title 10:

Chapter 1, Zoning Administration: 10-1-1-4E Traffic Impact Studies, 10-1-6-3 Type III Review

Chapter 4, Conditional Uses: 10-4-12-D-6 Hazards and Nuisances

Chapter 6, Design Review

Chapter 27, Mainstreet District: Sections 1, 3 through 5

Chapter 34, Landscaping: 10-34-3-2 Landscaping Plan Required, 10-34-3 Landscaping, 10-34-4 Street Trees

Chapter 35, Access and Circulation: 10-35-2-5 Traffic Study Requirements

Chapter 37, Lighting: 10-37-3 Lighting Plans Required

**FCC TITLE 10, CHAPTER 1 – ZONING ADMINISTRATION**

**10-1-1-4-2: Criteria for Warranting a Traffic Impact Study.**

**All traffic impact studies shall be prepared by a professional engineer in accordance with the requirements of the road authority. The City shall require a Traffic Impact Study (TIS) as part of an application for development; a proposed amendment to the Comprehensive Plan, zoning map, or zoning regulations; a change in use, or a change in access, if any of the following conditions are met:**

- c. The addition of twenty-five (25) or more single family dwellings, or an intensification or change in land use that is estimated to increase traffic volume by 250 Average Daily Trips (ADT) or more, per the ITE Trip Generation Manual.**

Findings: The Applicant has provided a Traffic Impact Study in accordance with this criterion.

**10-1-1-6-3: Type III Reviews – Quasi-judicial land use hearings.**

- A. Hearings are required for Type III (quasi-judicial) land use matters requiring Planning Commission review. Type III applications include, but are not limited to:**
  - 5. New construction requiring Design Review by the Planning Commission.**

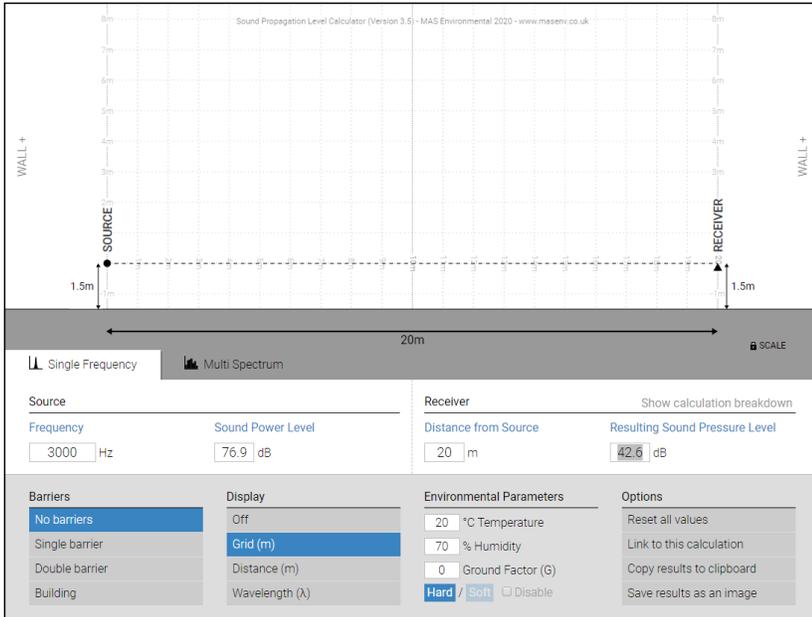
Findings: The Applicant requests a Hearing in accordance with FCC Title 10 for the Development proposed.

**FCC TITLE 10, CHAPTER 4 – CONDITIONAL USES**

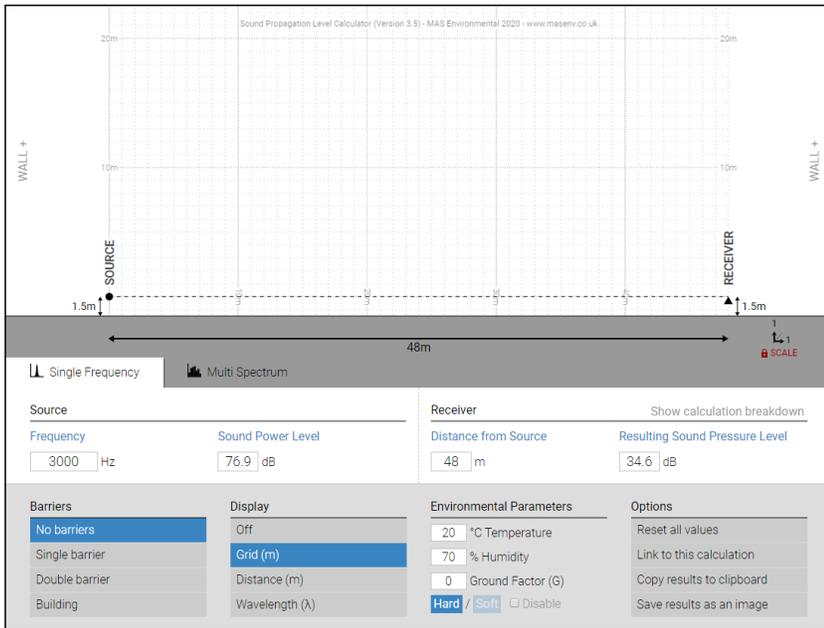
**10-4-12-D-6 Hazards and Nuisances**

**Noise shall be controlled so as not to exceed the normal ground level of adjacent uses. Lighting shall be in accordance with Section 10-37 of this Title.**

Findings: Primary noise producing equipment of car wash is the Dryer. Per manufacturer's product data for equipment proposed in the design – Proto-vest S130 Dryer with Silence – dB is approximately 76.9 measured at 10 feet from dryer without any obstruction. According to the MAS Environmental Calculations below, dB at north and south property lines (Lot 06600) are approximately 43 dB and 35 dB respectively. Proposed building design includes insulated concrete form construction wall structure with approximate Sound Transmission Class rating of 55. Outside the east and west walls, dB outside walls will be approximately 22 dB.



Sound levels at North Property Line



Sound levels at South Property Line

**FCC TITLE 10, CHAPTER 6 – DESIGN REVIEW**

**10-6-5-1 General Criteria for Non-Residential Development**

**Nonresidential projects shall meet the following criteria. The Planning Commission or Planning Commission or their designee may require any of the following conditions it deems necessary to secure the purpose and intent of this Chapter. The Commission or their designee shall consider the following criteria reviewing applications and may set conditions or standards which regulate and limit the following:**

- A. *Setbacks, yards, height, density and similar design features according to the underlying zoning district.***

Findings: The proposed development meets zoning district requirements with Setback Variance PC PC 19 08 VAR 01.

- B. *Lot area, dimensions and percentage of coverage according to the underlying zoning district.***

Findings: The proposed development occurs on an existing Lot and meets lot area, dimensions, and percentage of coverage according to the underlying zoning district. See Section FCC Title 10, Chapter 27 – Mainstreet District of this narrative.

- C. *Installation and maintenance of fences, walls, hedges, screens and landscaping according to standards set forth in FCC 10-34 Landscaping, and any requirements of the underlying zoning district.***

Findings: Refer to Sections 10-27 and 10-34 of this Narrative.

- D. *The location and design of access and egress points for vehicles and pedestrians, including access points along State highways according to standards set forth in FCC 10-35 Access and Circulation, and any requirements of the underlying zoning district.***

Findings: Refer to Sections 10-27 and 10-35 of this Narrative.

- E. *Noise, vibration, smoke, dust, odor, light intensity and electrical interferences.***

Findings: Screening proposed between Hwy 101 and Kiosk according to Conditions of VAR and CUP approvals. Major noise producing equipment (dryer) located within concrete masonry building and central to site, away from property lines. Refer to Sections 10-6, 10-34, and 10-37 of this Narrative for additional clarification.

- F. *Parking and outside display areas, dimensions, surfacing and on-site traffic circulation according to standards set forth in FCC 10-3 Parking and Loading.***

Findings: Parking and on-site traffic circulation are shared between Lots 06600 and 06601. Eight (8) parking spaces are provided between both lots. According to 10-3-4, each development site is required a minimum no less than two (2) spaces for non-residential uses. Additional spaces are not required by proposed uses. Minimum dimensions indicated on Drawings comply with standards set forth in 10-3. Additional street parking available at Hwy 101 immediately adjacent to development site. No outside display areas proposed.

**G Architectural quality and aesthetic appearance, including compatibility with adjacent buildings**

Findings: Proposed design utilizes horizontal and vertical siding materials and commercial quality windows and doors, similar in scale and aesthetic appearance to surrounding buildings.

**H. Color, building materials and exterior appearance in accordance with the policies established by the City in the Downtown Implementation Plan, and in applicable zoning districts.**

Findings: Design elements including siding and trim details, eaves, scale of openings, and landscaping reference the historic character of Oldtown and Mainstreet neighborhoods. The proposed Development maintains sight lines through the development to encourage visual connections between Highway 101 and the old elementary school site, as well as pedestrian connectivity. Buildings will top out at 20 feet minimum above grade (top of parapet wall or midpoint of sloped roof). See also Section 10-6-6 and 10-27 of this Narrative.

**I. Exterior lighting and security.**

Findings: Refer to Section 10-37 of this Narrative.

**J. Public health, safety and general welfare.**

Findings: The proposed development encourages safe pedestrian, bike, and vehicle access and use.

**K. Provision of public facilities and infrastructure according to standards set forth in FCC 10-36 Public Facilities.**

Findings: Approximately 100' of Fifth Street will be reconstructed as part of proposed development.

**L. Requiring a time period within which the proposed use or portions thereof shall be developed.**

Findings: Conditions of VAR and CUP approval indicate expiration one (1) year after date of approval.

**M. Requiring bonds to insure performance of special conditions. (Ord. 625, 6-30-80)**

Findings: Applicant requests any required bonds are condition of approval for Building Permit issuance.

**N. Such other conditions as are necessary**

Findings: Applicant will respond to other conditions Planning Director deems necessary.

**10-6-6 Downtown Architectural Design**

**10-6-6-1: Building Type**

***These types of buildings currently exist within the applicable zoning districts and are compatible with each other, despite being different in their massing and form. The following building types are permitted in future development and infill. Other building types not listed which are compatible with the surrounding area and buildings and are compatible with the historic nature of the zoning district are also permitted. Not all types may be permitted or regulated in all zoning districts.***

**A. Residential Type, single-family, duplex (attached & detached), or multi-family**

- B. Commercial Storefront Type**
- C. Mixed-Use House Type**
- D. Community Building Type**

Findings: Building is Commercial Storefront Type.

#### **10-6-6-2 Building Style**

- B. Historic Style Compatibility: New and existing building design shall be consistent with the regional and local historical traditions. Where historic ornament and detail is not feasible, historic compatibility shall be achieved through the relation of vertical proportions of historic façades, windows and doors, and the simple vertical massing of historical buildings. Some examples of architectural styles currently or historically present in the Florence area are: Queen Anne, Shingle Style, Second Empire, Victorian, Italianate, Tudor Style, Craftsman Bungalow, American Foursquare, and Vernacular.**
  - 2. New Buildings: Design shall be compatible with adjacent historic buildings.**

Findings: Proposed building design includes multiple elements consistent with regional and local historical traditions. In addition to traditional façade delineations of base, middle, and top of wall, craftsman elements such as siding details and trims are included. Regional northwest coastal vernacular referenced with shed roof and divided-lite windows. Vertical emphasis and building height of 20 feet at mid-point of slope reference historical Florence context and goals of Downtown Plan.

#### **10-6-6-3 Building Facades**

- A. Horizontal Design Elements: Multi-story commercial storefront buildings shall have a distinctive horizontal base; second floor; and eave, cornice and/or parapet line; creating visual interest and relief. Horizontal articulations shall be made with features such as awnings, overhanging eaves, symmetrical gable roofs, material changes, or applied fascia detail. New buildings and exterior remodels shall generally follow the prominent horizontal lines existing on adjacent buildings at similar levels along the street frontage. Examples of such horizontal lines include but are not limited to: the base below a series of storefront windows; an existing awning or canopy line, or belt course between building stories; and/or an existing cornice or parapet line. Where existing adjacent buildings do not meet the City's current building design standards, a new building may establish new horizontal lines.**

Findings: Proposed building design includes horizontal articulations such as a distinctive horizontal base that relates to existing structures on adjacent properties and material changes.

- B. Vertical Design Elements: Commercial storefront building faces shall have distinctive vertical lines of emphasis spaced at relatively even intervals. Vertical articulations may be made by material changes, variations in roof heights, applied fascia, columns, bay windows, etc. The maximum spacing of vertical articulations on long, uninterrupted building elevations shall be not less than one break for every 30 to 40 feet.**

Findings: Street facing building face includes variation in roof height, and emphasized corners, reducing maximum length of façade to less than 30 feet.

- C. *Articulation and Detailing: All building elevations that orient to a street or civic space must have breaks in the wall plane (articulation) of not less than one break for every 30 feet of building length or width, as applicable, as follows:***
- a. *Recess (e.g., porch, courtyard, entrance balcony, or similar feature) that has a minimum depth of 4 feet;***
  - b. *Extension (e.g., floor area, porch, entrance, balcony, overhang, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or***
  - c. *Offsets or breaks in roof elevation of 2 feet or greater in height.***
  - d. *A “break,” for the purposes of this subsection, is a change in wall plane of not less than 24 inches in depth. Breaks may include, but are not limited to, an offset, recess, window reveal, pilaster, frieze, pediment, cornice, parapet, gable, dormer, eave, coursing, canopy, awning, column, building base, balcony, permanent awning or canopy, marquee, or similar architectural feature.***

Findings: Proposed building design includes offset in plan that reduces length of wall at street facing façade to less than 30 feet.

#### **10-6-6-4 Permitted Visible Building Materials**

***Building materials which have the same or better performance may be substituted for the materials below provided that they have the same appearance as the listed materials.***

**A. *Exterior Building Walls***

Findings: Proposed building design incorporates horizontal lap siding with paint finish as dominant finish. In addition, the design incorporates vertical batt siding with paint finish and 4-inch minimum painted trims.

**B. *Roofs, Awnings, Gutters, and Visible Roofing Components***

Findings: Proposed building design incorporates composition shingle roofing with pre-finish sheet metal gutters and downspouts.

**D. *Windows, Entrances, and Accessories***

Findings: Proposed building design incorporates vinyl storefront windows and painted steel doors with vision lite at primary entrance door.

- G. *Building and Site Material Colors: Color finishes on all building exteriors shall be approved by the City and be of a muted coastal Pacific Northwest palette. Reflective, luminescent, sparkling, primary, and “day-glow” colors and finishes are prohibited. The Planning Commission/Planning Commission or their designee may approve adjustments to the standards as part of a site Design Review approval.***

Findings: Proposed building color palette consists of a muted coastal Pacific Northwest palette of warm neutral colors.

**10-6-6-5 Material Applications and Configurations**

**A. Building Walls**

Findings: Proposed building design incorporates horizontal lap siding with paint finish as dominant finish. In addition, the design incorporates vertical batt siding with paint finish and 4-inch minimum painted trims.

**B. Roofs, Awnings, Gutters and Roofing Accessories**

Findings: Proposed building design incorporates a shed roof with continuous eaves and ogee or round gutters to square or round downspouts. Shed roof slope minimum of 3:12 where attached to building, 5:12 slope at primary roof.

**D. Visible Windows, Glazing, and Entrances**

Findings: Proposed building design incorporates vinyl storefront windows and painted steel doors with vision lite at primary entrance door. Openings are surrounded by 2.5-inch minimum painted trim. Maximum window lite is 24 square feet, and are divided by simulated divided lite muntins.

**G. Mechanical Equipment:**

Findings: Proposed building design incorporates mechanical equipment internal to building.

**10-6-8 Drawing Submittal**

***In addition to information required by FCC 10-1-1-4, the owner or authorized agent shall submit the following drawings to the City for review:***

Findings: Drawings submitted herewith.

**FCC TITLE 10, CHAPTER 27 – MAINSTREET DISTRICT**

**10-27-5 Site and Development Provisions A.**

**A. Building or Structural Height Limitations Area “A”:**

***Buildings shall be a minimum of 20’ in height. This measurement may include a building façade as opposed to a total building height of 20’. If a façade is used, it must be designed so that it is not readily apparent that it is only a façade.***

Findings: The proposed building design tops out at approximately 22 feet above grade.

**B. Fences, Hedges, Walls and Landscaping: Landscaping shall be in accordance with FCC 10-34, except as modified by the following specific standards:**

***Area “A”:***

***A minimum of 10% landscaping is required. The calculation of the required minimum may include street trees installed and maintained by the applicant, planters and window boxes which are the property of the applicant/owner, as well as plantings within courtyard areas. All landscaping included within the 10% calculation must be installed and maintained by the applicant or his/her successors.***

***Interior parking lots may be separated from rear courtyards by walls, fences or hedges 4' in height or less. Eating establishments may separate outdoor eating areas from parking lots and adjacent buildings or structures by a fence, wall or hedge not to exceed 6' in height. Pedestrian walkways may be separated from abutting uses by plantings or fences which allow visual surveillance of the walkway and surrounding areas. Where a commercial use abuts a residential district, see FCC 10-34-3-7-D.***

Findings: The proposed development includes approximately 2,044 square feet of landscape area, equivalent to approximately 19% of the lot. Site does not abut residentially zoned property. Refer also to Section 10-34 of this Narrative.

***C. Access and Circulation. Refer to Section 10-35 Access and Circulation of this Title for Requirements.***

***2. Sidewalks abutting buildings on Highway 101, Highway 126, and local streets within the Mainstreet District shall be at least 8' in width, except collector streets within the Mainstreet District without on-street parking as described below. Sidewalk area beyond the standard 6' sidewalk width may be surfaced with pavers, brick or other similar materials. Maintenance and repair of pavers, brick, etc. are the responsibility of the business/property owner.***

Findings: Sidewalks adjacent to development site have been recently reconstructed as part of Hwy 101 project. New sidewalks will be at least 8' in width.

***D. Parking and Loading Spaces***

***Area "A":***

***Parking spaces may be located on-street in front of the front yard of the lot (if approved by ODOT on Highways 101/126) and/or may be in interior shared parking lots within the block where the applicant's lot is located, or in a shared lot in another block. Business/property owners are strongly encouraged to cooperate in proposing joint parking agreement areas as part of development or redevelopment proposals. Parking will not be permitted in front yards. The Planning Commission may grant parking under a temporary arrangement if an interior or off-site shared parking lot is planned and approved, but not yet constructed, and/or may require the applicant or owner to sign a non-remonstrance agreement for parking improvements. Parking standards in Chapter 3 of this Title shall be used as a guideline for determining parking need.***

***Bicycle racks shall be provided either in the interior parking lot, or by an entrance if located outside the required minimum 6' pedestrian walkway.***

Findings: Access to parking areas is shared with adjacent property. Parking is not proposed in front yard. Bicycle parking is proposed adjacent to the sidewalk along Highway 101, outside the required minimum walkway widths.

**G. Lighting.**

***Street lighting, building lighting and lighting of parking lots and walkways shall conform to the following lighting standards:***

- 1. Light fixtures shall conform to the lighting styles in the Architectural Guidelines.***
- 2. Lighting shall be pedestrian scaled.***
- 3. Refer to Section 10-37 of this Title for additional requirements.***
- 4. Wiring for historic fixtures shall be underground. Other overhead wiring shall be placed underground, where possible.***

Findings: Site and building lighting is compatible with local historical traditions and is pedestrian scaled. Maximum height of pole-mount site lighting is 16 feet above grade. Wiring to site lights proposed underground. Refer also to Section 10-37 of this Narrative.

**H Design Review. All uses except single family and residential duplex units shall be subject to Design Review criteria contained within FCC 10-6 to insure compatibility and integration with the Mainstreet character, and to encourage revitalization. Architectural design shall be reviewed against the Architectural Design code contained within FCC 10-6-6 to determine compatibility, with the exception of solar photovoltaic and solar thermal energy systems as allowed by HB3516.**

Findings: Proposed development is subject to Design Review criteria. Refer to Section 10-6 of this Narrative.

- I. Trash Enclosures. All trash enclosures shall be located in side or rear yards, and shall be screened from street or pedestrian courtyard view with a permanent solid fence or wall at least 6' high. Service shall be from an abutting alley or interior parking lot where possible. Gates opening to non-street faces may be slatted chain link.***

Findings: Proposed design includes screened trash enclosure serviced from interior parking lot. Enclosure is shared between both Lots.

**FCC TITLE 10, CHAPTER 34 – LANDSCAPING**

***10-34-3-2: Landscaping Plan Required.***

***A landscape plan is required.***

Findings: Landscape Plan submitted herewith.

**10-34-3-3: Landscape Area and Planting Standards.** *The minimum landscaping area is 15% of the lot area, unless specified otherwise in the applicable zoning district for the proposed use. This required minimum landscaping area may be reduced if preservation credits are earned as specified in Section 10-34-2-4.*

Findings: The proposed development includes approximately 2,044 square feet of landscape area, equivalent to approximately 19% of the lot.

**A. Landscaping shall include planting and maintenance of the following:**

- 1. One tree per 30 lineal feet as measured along all lot lines that are adjacent to a street.**

Findings: Street trees planted as part of Hwy 101 project proposed to remain.

- 2. Six shrubs per 30 lineal feet as measured along all lot lines that are adjacent to a street.**

Findings: The proposed landscape design includes shrubs spaced maximum 5-feet on center at lot lines adjacent to street.

- 3. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.**

Findings: The proposed landscape design includes plant species with growth characteristics to cover the minimum area required.

- 4. Except for preservation of existing significant vegetation, the required plant materials on-site shall be located in areas within the first 20 feet of any lot line that abuts a street. Exceptions may be granted where impracticable to meet this requirement or the intent is better served. Required trees may be located within the right-of-way and must comply with Section 10-34-4. Plant materials may be installed in any arrangement and do not need to be equally spaced nor linear in design. Plantings and maintenance shall comply with the vision clearance standards of FCC 10-35-2-13.**

Findings: The proposed development landscape design is consistent across the entire property.

**10-34-3-4: Landscape Materials.**

**Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, existing native vegetation, outdoor hardscape features and storm water features, as described below.**

**A. Plant Selection.** *A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used, consistent with the purpose of this Chapter.*

*A suggested Tree and Plant List for the City of Florence and the Sunset Western Garden Book are available at City Hall. The selection of plant and tree species shall be based upon site conditions such as wind and sun exposure, space limitations, water availability, and drainage conditions. The use of indigenous plants is encouraged, and may be required where exposure, slope or soil conditions warrant.*

Findings: The proposed development landscape design incorporates plants selected from the suggested reference guides.

**10-34-3-6: Parking Lot Landscape Standards. All parking lots shall meet Parking Area Improvement Standards set forth in FCC 10-3-8. Parking areas with more than twenty (20) spaces shall include interior landscaped "islands" to break up the parking area. Interior parking lot landscaping shall count toward the minimum landscaping requirement of Section 10-34-3-3. The following standards apply:**

- A. For every parking space, 10 square feet of interior parking lot landscaping shall be provided;**

Findings: The proposed development landscape design exceeds 10 square feet of interior parking lot landscaping for every parking space.

- D. Irrigation is required for interior parking lot landscaping to ensure plant survival; E. Living plant material shall cover a minimum of 70% of the required interior parking lot landscaping within 5 years of planting; and**

Findings: The proposed development landscape design includes automatic irrigation throughout planting areas.

- F. Species selection for trees and shrubs shall consider vision clearance safety requirements and trees shall have a high graft (lowest limb a minimum of 5 feet high from the ground) to ensure pedestrian access.**

Findings: The proposed development landscape design maintains vision clearance requirements with low shrubs or paving in required vision areas.

**10-34-3-7: Buffering and Screening.**

**Buffering and screening are required under the conditions listed below. Walls, fences, and hedges shall comply with the vision clearance requirements and provide for pedestrian circulation, in accordance with FCC 10-35-2-13. (See Section 10-34-5 for standards specific to fences and walls.)**

- A. Parking/Maneuvering Area Adjacent to Streets and Drives. Where a parking or maneuvering area is adjacent and parallel to a street or driveway, a berm; an evergreen hedge; decorative wall (masonry or similar quality material) with openings; arcade; trellis; or similar partially opaque structure 3-4 feet in height shall be established between street and driveway or parking area. See also FCC 10-3-7-D for standards specific to parking lots adjacent to the street. The required screening shall have breaks or portals to allow visibility (natural surveillance) into the site and to allow pedestrian access to any adjoining walkways. Hedges used to comply with this standard shall be a minimum of 36 inches in height at maturity, and shall be of such species, number, and spacing to provide year-round screening within five (5) years after planting. Vegetative ground cover is required on all surfaces between the wall/hedge and the street/driveway line.**

Findings: Evergreen hedge proposed along driveway parallel to Hwy 101 with groundcover between hedge and street/driveway line.

- B. *Parking/Maneuvering Area Adjacent to Building.* Where a parking or maneuvering area or driveway is adjacent to a building, the area shall be separated from the building by a curb and a raised walkway, plaza, or landscaped buffer not less than five (5) feet in width. Raised curbs, bollards, wheel stops, or other design features shall be used to protect pedestrians, landscaping, and buildings from being damaged by vehicles.**

Findings: Parking and maneuvering areas are separated from buildings by raised walkways and planting areas, except at vacuum stations where access to equipment is needed to operate. Wheel stops proposed to protect pedestrians, landscaping, and buildings.

**10-34-4: Street trees.**

***Street trees are trees located within the right-of-way.***

- A. *Street Tree List.* Trees shall be selected from the Tree and Plant List for the City of Florence based on climate zone, growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Other tree species are allowed with City approval.**
- B. *Caliper Size.* The minimum diameter or caliper size at planting, as measured six (6) inches above grade, is one and one half (1 ½ ) inches with a high graft (lowest limb a minimum of 5 foot high from the ground) to ensure pedestrian access.**
- C. *Spacing and Location.* Street trees shall be planted within the street right-of-way within existing and proposed planting strips or in sidewalk tree wells on streets without planting strips, except when utility easements occupy these areas, in accordance with the requirements of FCC 10-35-2-3 and 10-36-2-16. Street tree spacing shall be based upon the type of tree(s) selected and the canopy size at maturity and, at a minimum, the planting area shall contain sixteen (16) square feet, or typically, a four (4) foot by four (4) foot square. In general, trees shall be spaced no more than thirty (30) feet apart, except where planting a tree would conflict with existing trees, retaining walls, utilities and similar physical barriers. All street trees shall be placed outside utility easements, and shall comply with the vision clearance standards of FCC 10-35-2-14.**

Findings: Existing street trees installed during Hwy 101 project proposed to remain.

**FCC TITLE 10, CHAPTER 35 – ACCESS AND CIRCULATION**

**10-35-2-5: Traffic Study Requirements.**

***The City may require a traffic study prepared by an Oregon registered professional engineer with transportation expertise to determine access, circulation, and other transportation requirements in conformance with FCC 10-1-1-4-E, Traffic Impact Studies.***

Findings: Applicant has consulted with City staff to determine level of analysis required by development proposed, and traffic study is submitted herewith.

**FCC TITLE 10, CHAPTER 37 – LIGHTING**

**10-37-3: Lighting plans required.**

***All applications for building permits and land use planning review which include installation of exterior lighting fixtures, not exempted, shall include the number of luminaires, the number of lamps in each luminaire, a photometric report for each type of luminaire and a site plan with the photometric plan of the lumen output.***

Findings: Proposed lighting design includes pole mount site lighting with full cut-off luminaires. Lighting plan indicating lumen output submitted herewith.