

August 19, 2022  
John S. Odom, Architect  
P.O. Box 410394  
St Louis, MO 63141

Dear Mr. Odom,

Thank you for submitting Land Use Application PC 22 15 DR 06, a request for Design Review of renovation and repairs to Dairy Queen after destruction by the fire at 125 US Hwy 101 Florence, OR 97439, as shown on Assessor's Map# 18-12-34-11, Tax Lot 10800.

After reviewing the submitted materials, the application was deemed "incomplete" as of August 19, 2022, for processing purposes. Please provide the following:

A detailed site plan as required by FCC 10-6-5-1 and according to underlying zone development provision that apply.

**Response: We have provided an updated site plan per your request.**

Lot area and percentage covered by building and impervious surfaces according to underlying zone (10-27 Mainstreet District, max 90%)

**Response: See the revised site plan, a detailed listing has been provided on this sheet for the Lot area and percentage covered by building and impervious surfaces. Note: The Dairy Queen site has (3) tax parcel numbers, all which have been considered for this calculation.**

Percentage of lot covered by proposed landscaping plan (10-27-5-B, min 10%)

**Response: See the revised site plan, the detailed listing provides the amount of landscaped areas (11% of Lot for Landscape, plus an additional 40% of the lot is green space.**

Provide details of pedestrian walkways with widths, types, grades, materials used, etc.  
Ensure consistency between all site plans on pedestrian paths/walkways  
Please review submitted site plans for inconsistent path locations.

**Response: Additional dimensions have been shown on the site plan of drive isle widths / typical parking stall dimensions / grades at accessible parking area & access. Curb and sidewalk details have been added to the site plan sheet.**

Detailed plans of parking spaces indicating required striping per FCC 10-3-9

**Response: Typical parking stall dimensions have been shown on the site plan sheet.**

Also include examples of all parking and directional signs to be used

**Response: The updated site plan includes a detail for parking signs / site directional signage / clearance bar sign / menu board elevation.**

Number and location of provided bicycle parking spaces. FCC 10-3-10-B required a ratio of one bicycle space for every ten vehicle parking spaces; please indicate the 2 required bicycle parking spaces

**Response: (3) bicycle parking spaces have been provided by the front door.**

Utility plan drawn to scale showing the location of proposed buildings, proposed utility services, location and size of water lines, sewer lines, drainage routes and facilities, manholes, meters, fire flow, and 2' contours.

**Response: The site plan has been updated to show the building utility locations. The site drainage is existing and will remain as is. 1'-0" contours have been placed on the site plan.**

Photometric/Lighting Plan and product sheets for new lighting in accordance with FCC 10-37-3. Number of luminaires, number of lamps in each luminaire, photometric report for each type of luminaire and a site plan with the photometric plan of the lumen output. Please include both exterior building lighting and parking lot lighting. Please reference 10-37-4: Lighting Standards

**Response: The existing site does not currently have any parking lot light fixtures. We are not proposing to add any additional fixtures. The building will have downward lights within the black eyebrow that goes around the building (down lights will be the same type of lighting that was on the previous building). Anticipated foot-candles is to be less than 3.0 within 10'-0" of the building. See the included downlight spec sheet / LED light band spec sheet / wall pack spec sheet. Only one downward facing wall pack will be included on the building (over the rear service door) for employee safety.**

Stormwater plans. Please provide current stormwater management plan and detail any changes or upgrades as applicable. FCC 9-5-2-4.

**Response: The applicant had a discussion with the City Engineer regarding the existing storm water system on the site. The proposed site plan / use does not warrant a change in storm water design. The existing catch basins / valley drains will remain and will be re-used. Please see the included updated site survey that shows the existing contours / catch basin locations / etc. The contractor shall clean out all existing catch basins and ensure proper working order prior to final CO.**

Provide design and architectural drawings including; Examples and/or description of new color scheme proposed and materials being used on the new Dairy Queen building, FCC 10-1-1-4-E. Building height, elevations, and exterior dimensions.

**Response: Please see the A3.1 sheet showing the proposed / revised exterior elevations of the building. Exterior heights are listed on this sheet. The exterior material schedule is also listed on this sheet.**

Design and architectural drawings that show the building, facade, and/or rooflines are designed to provide architectural interest, FCC 10-27-5-A-3. Note that some aspects of 10-6 will apply to facades that vary from the previous design.

**Response: Per our e-mail correspondence w/ Wendy Farley-Campbell we are matching the previous building exterior image with the exception of rotating the dining room / kitchen / drive thru 180**

**degrees. The previous building entrance is now the drive thru window. Customers now enter directly from the parking lot into the dining room, vs walking to the side of the building.**

Details of the garbage/trash enclosure including materials and colors to be used or details of the existing structure as appropriate. FCC 10-27-5-1 requires trash enclosures to be screened by solid, permanent fence or wall at least 6' high

**Response: The existing trash enclosure is a cedar 6'-0" high privacy fence that screens the dumpsters. We intend to keep the existing enclosure and reuse as-is.**

Please indicate enclosure opening and width on the site plan.

**Response: Opening width / location is shown on the site plan.**

Additional information on landscaping plan according to FCC 10-34-3-2 and 10-34-3-3

Location and height of existing and proposed fences and walls, buffering or screening materials  
Location of existing and proposed terraces, retaining walls, decks, patios, shelters, outdoor seating, and play areas if applicable.

**Response: None of the above listed site features exist, nor are they proposed. See the site plan and landscape plan.**

Current Landscaping code requires one tree and six shrubs per 30 lineal feet along lot lines that are adjacent to streets (Hwy 101 and Kingwood St) There do not appear to be any trees along Kingwood St, Previously there were 8 trees along Kingwood St. and 5 along Highway 101. Please either replace the missing trees or meet minimum requirement of one tree per 30 linear feet along lot lines adjacent to streets on the landscaping plan in addition to current landscaping plan.

There appears to be approx. 63 feet where the 7 parking spaces are along Hwy 101 that has no landscaping planned. This area previously had shrubs. Please include a plan for buffering and screening this area.

10-34-3-7-A- Parking spaces adjacent to a street a berm, evergreen, hedge, wall or similar is required. Replacing the missing shrubs is also suitable.

Provide more detail regarding "native vegetation" areas at the south east corner of the lot along Hwy 101 and along the western lot line along Kingwood St. Please indicate types of plants, shrubs, ground, cover, tree etc.

**Comment: The provided / revised site landscape plan has been updated to include the above landscape comments.**