

1. CDC **55.100(B)(1) through (4)**, Relationship to the natural and physical environment, shall apply except in those cases where the proposed development site is substantially developed and built out with no remaining natural physical features that would be impacted.

The existing site is fully developed and no remaining natural physical features will be impacted. This is an interior remodel with architectural upgrades to the exterior of the building.

2. CDC **55.100(B)(5) and (6)**, architecture, et al., shall only apply in those cases that involve exterior architectural construction, remodeling, or changes.

Architectural upgrades are proposed. The applicant is proposing to remove the metal cladding on the building and replace it with brick veneer.

3. Pursuant to CDC **55.085**, the Director may require additional information and responses to additional sections of the approval criteria of this section depending upon the type of application.

- B. An application may be approved only if adequate public facilities will be available to provide service to the property at the time of occupancy.**

All necessary public facilities are currently providing service to the property. No additional public services will be needed.

- C. The Planning Director shall determine the applicability of the approval criteria in subsection A of this section. (Ord. 1408, 1998; Ord. 1544, 2007)**

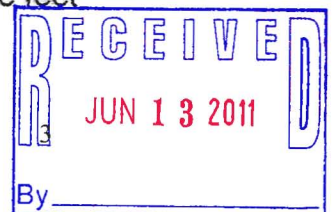
The applicant is responding to all criteria brought up in the pre-application conference and will discuss how the proposal meets each of the criterion. Items discussed in the pre-application conference such as signage etc., that are not a part of this application have been excluded from the narrative.

**CDC 55.100 (A) (7) Chapter 46 CDC, Off-street Parking, Loading and Reservoir Areas.**

The proposed retail building requires 1 space per 240 square feet of gross building area. The existing building is 1252 square feet requiring 5.21 parking spaces, rounded up to a required 6 spaces. The applicant is proposing 6 spaces to meet this requirement.

**CDC 55.100 (A) (9) Chapter 52 CDC, Signs.**

The applicant is proposing one new attached wall sign on the front of the building. Wall signs are restricted to a maximum of 2 signs and 5% of the allowable wall area. The face of the building is 14' high and 38' long. Total area is 532 square feet



allowing a total sign area of 26.6 square feet. The applicant is proposing a single sign with an area of 24 square feet which meets this standard.

**CDC 55.100 (B) (5) There shall be adequate distance between on-site buildings and on-site and off-site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.**

The existing development provides adequate distance between the adjacent developments to buildings to provide for adequate light and air circulation and fire protection.

**CDC 55.100 (B) (6) Architecture.**

The proposed modifications are intended to bring the existing structure closer to conformance with the current development standards. The exterior of the building is being modified to add a brick veneer that will architecturally match the adjacent Police Station and to provide a step down transition between the structures. New store front windows will be added to provide a more human scale to the development and will provide over 60% windows at the pedestrian level.

**CDC 55.100 (B) (7) Transportation Planning Rule (TPR) compliance.**

The applicant is meeting this criterion to the best of their ability. The existing development, a gas station, is predominantly auto oriented. The addition of a convenience store promotes the use of other modes of transportation such as pedestrians and bicycles. While this does not meet the entire purpose of the TPR, it is an improvement over the existing service bay uses which are entirely auto oriented. Parking is located at the sides of the building.

**CDC 55.100(C) Compatibility between adjoining uses, buffering, and screening.**

**1. In addition to the compatibility requirements contained in Chapter 24 CDC, buffering shall be provided between different types of land uses; for example, buffering between single-family homes and apartment blocks. However, no buffering is required between single-family homes and duplexes or single-family attached units. The following factors shall be considered in determining the adequacy of the type and extent of the buffer:**

- a. The purpose of the buffer, for example to decrease noise levels, absorb air pollution, filter dust, or to provide a visual barrier.**
- b. The size of the buffer required to achieve the purpose in terms of width and height.**
- c. The direction(s) from which buffering is needed.**
- d. The required density of the buffering.**

- e. **Whether the viewer is stationary or mobile.**
- 2. On-site screening from view from adjoining properties of such things as service areas, storage areas, and parking lots shall be provided and the following factors will be considered in determining the adequacy of the type and extent of the screening:**
- a. **What needs to be screened?**
  - b. **The direction from which it is needed.**
  - c. **How dense the screen needs to be.**
  - d. **Whether the viewer is stationary or mobile.**
  - e. **Whether the screening needs to be year-round.**
- 3. Rooftop air cooling and heating systems and other mechanical equipment shall be screened from view from adjoining properties.**

The existing development is not adjacent to any residential developments and the site is fully developed. The proposed new trash enclosure and the at grade mechanical area are fully screened from view to meet this requirement.

**CDC 55.100 (H) Public transit.**

This site is located on a public transit street. At the present time there is not a transit stop at this location, however benches are provided in the landscaped area adjacent to Willamette Dr. and Willamette Falls Dr.

**CDC 55.100 (I) Public facilities. An application may only be approved if adequate public facilities will be available to provide service to the property prior to occupancy.**

**CDC 55.100 (I) (5) Solid waste and recycling storage areas. Appropriately sized and located solid waste and recycling storage areas shall be provided. Metro standards shall be used.**

A new solid waste and recycling storage area has been located to the south side of the building and will be screened to meet the screening requirements and the size of the area meets the Metro standards.

**CDC 55.100 (J) Crime Prevention and safety/defensible space.**

The proposed remodel of this building will enhance crime prevention measures by adding store front window that allow the occupants to see areas vulnerable to crime. The fueling area is well illuminated providing adequate light in the vehicular and pedestrian areas. The police station is located adjacent to the property and provides

additional security due to its proximity and the police vehicles entering and leaving the site frequently. This site shares access with the police department.

**CDC 55.100 (K) Provisions for persons with disabilities.**

The applicant is proposing to upgrade the ADA van accessible stall and improve the pedestrian walkway to the entrance from this stall. The interior of the building will be improved with a new ADA accessible restroom and all portions of the building are accessible.

**CDC 55.100 (L) Signs.**

The addition of a proposed new attached wall sign was discussed earlier in this narrative. No other sign changes are proposed as a part of this application.

**CDC 55.100 (O) Refuse and Recycling standards.**

The refuse and recycling areas have been discussed earlier in this narrative. The applicant is proposing minor upgrades to this area to meet the screening requirements, Metro sizing requirements and recycling requirements. The applicant also has litter receptacles on both fuel islands and inside the store for customers to dispose of waste.

**Summary:**

The applicant has reviewed the pre-application notes and information and has also reviewed the West Linn Community Development Code and believes that this proposal meets and/or exceeds all of the requirements to allow the project to be approved. As such, the applicant respectfully requests that the application and proposed changes be approved.

Sincerely,

David P. Kimmel

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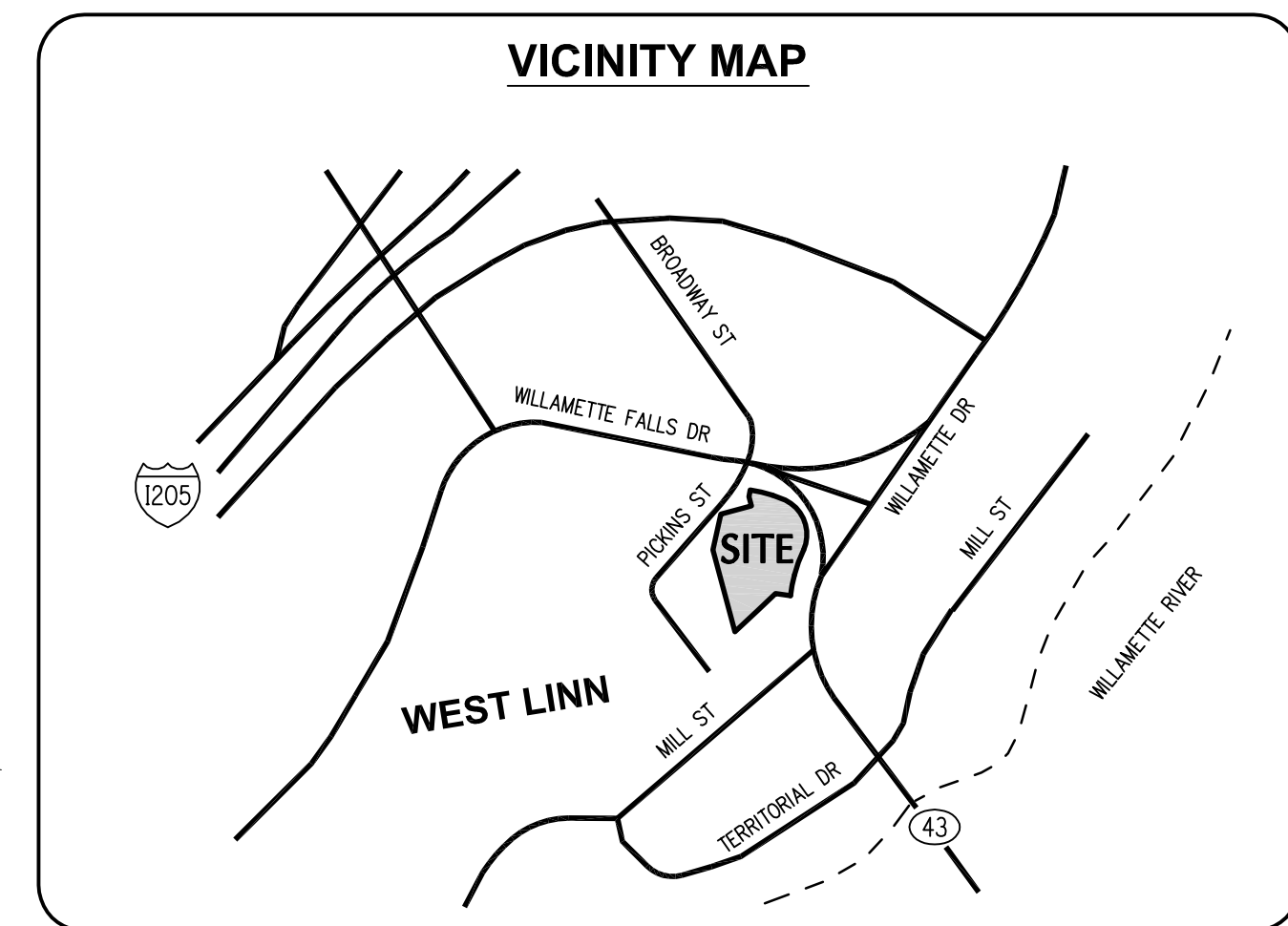
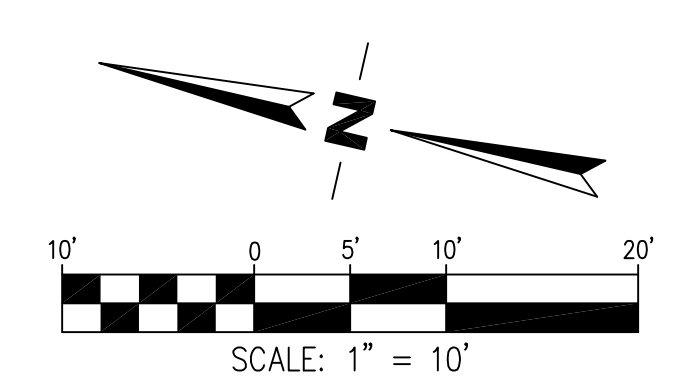
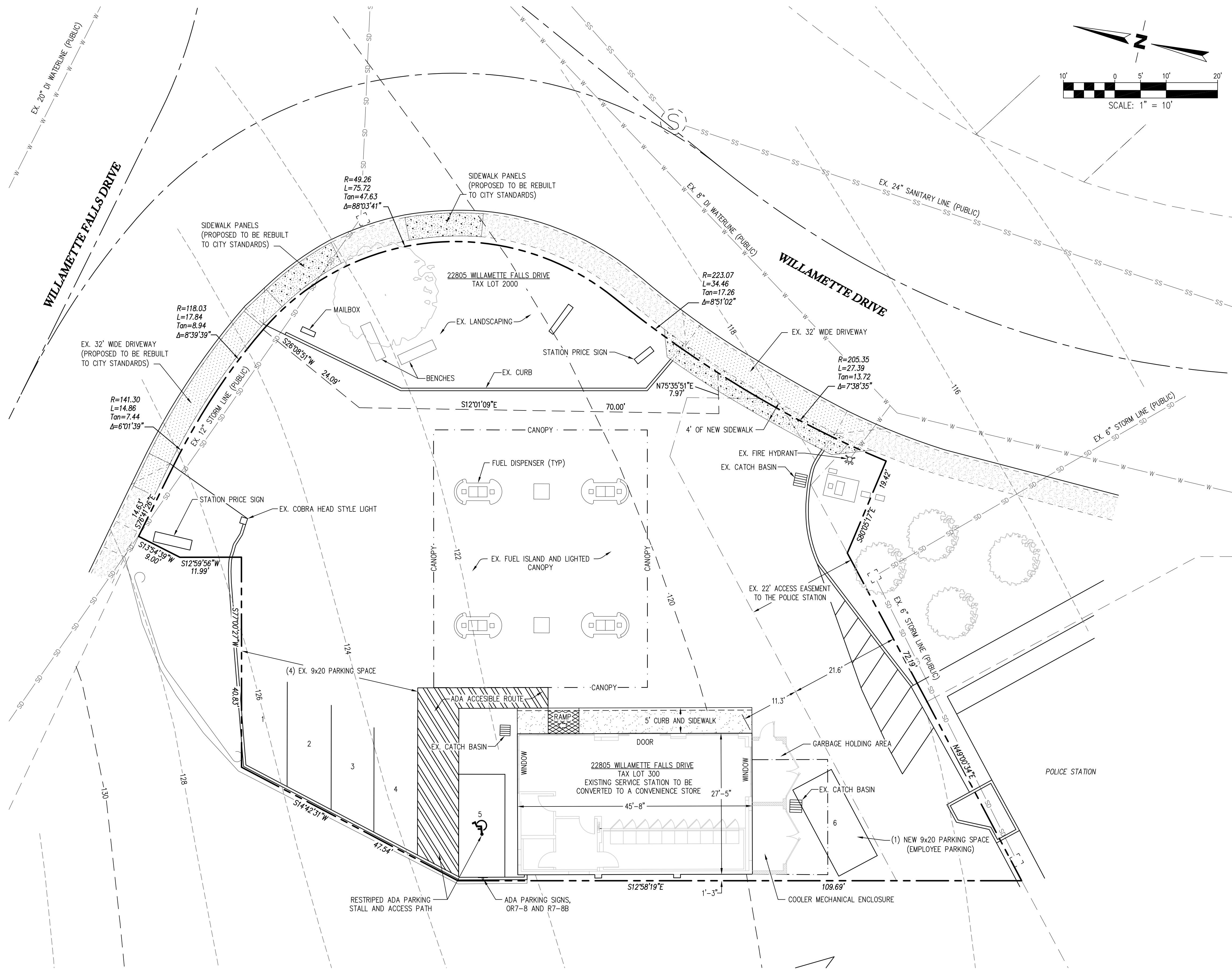
Sincerely,

David P. Kimmel



# WEST LINN 76 FUELING STATION

## REMODEL OF AN EXISTING SERVICE STATION WEST LINN, OREGON



**SITE INFORMATION:**  
 SITE ADDRESS: 22805 WILLAMETTE FALLS DRIVE  
 TAX MAPS: T2S R2E SEC. 31  
 TAX LOTS: 300 & 2000  
 GROSS AREA: 0.28 ACRES  
 ZONING: GC (GENERAL COMMERCIAL)

**OWNER/APPLICANT:**  
 PACIFIC NW PETROLEUM, INC  
 30085 SW PARKWAY AVE  
 WILSONVILLE, OR 97070  
 CONTACT: RAY BATRA  
 503-358-6555 | TEL

**ENGINEER:**  
 EMERIO DESIGN, LLC  
 6107 SW MURRAY BLVD, SUITE 147  
 BEAVERTON, OR 97008  
 CONTACT: ERIC EVANS, PE  
 503-853-1910 | TEL  
 503-639-9592 | FAX

**PLANNING/PERMITS:**

**PDG** Planning/Design Group

CONTACT: DAVID KIMMEL  
 1335 S.W. 66th Ave., Ste. 201  
 Portland, OR 97225  
 (503) 329-5399 | Tel  
 (503) 327-8456 | Fax  
 pdgplanning@comcast.net

**TOPOGRAPHICAL INFORMATION**

PROPERTY LINES ARE BASED ON CLACKAMAS COUNTY SURVEY NO. P5-23275. SITE MAP BASED ON SITE MEASUREMENTS AND WEST LINN GIS DATA. THE RELATIONSHIP OF EXISTING BUILDINGS TO FENCES, STREET AND OTHER EXISTING FEATURES WAS MEASURED AND IS ACCURATE. ROW AND PROPERTY LINES ARE CLOSE BUT APPROXIMATE ONLY. ROW & PL SHOWN ARE LOCATED BASED ON BEST FIT TO FOUND SURVEY PINS, EXISTING BUILDING, AND SIDEWALK LOCATIONS. NO PROPERTY SURVEY WAS PERFORMED. WHERE EXACTING DIMENSIONS ARE REQUIRED TO, OR FROM, A PROPERTY LINE, A SURVEY SHOULD BE OBTAINED.

WEST LINN 76  
 SERVICE STATION CONVERSION  
 22805 WILLAMETTE FALLS DRIVE  
 TAX MAP 22E31BA00300  
 CITY OF WEST LINN, OREGON

**PRELIMINARY SITE PLAN**

NO.	DATE	REVISIONS	DESCRIPTION

**EMERIO** Design

6107 SW MURRAY BLVD, SUITE 147  
 BEAVERTON, OREGON 97008  
 TEL: (503) 515-5528  
 FAX: (503) 639-9592  
 www.emeriodesign.com

SHEET  
**C1**  
 OF

Plotted: Jun 14, 2011 - 9:14am, P:\008-008 West Linn 76\Jaw\Exp\008-008\_Prelim.dwg, Layout: Layout1, User: c\_walker