

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
PROJECT NO. DR-11-08	STAFF CONTACT	
NON-REFUNDABLE FEE(S) \$850	REFUNDABLE DEPOSIT(S)	TOTAL \$850

Type of Review (Please check all that apply):

- | | | |
|---|---|--|
| <input type="checkbox"/> Annexation
<input type="checkbox"/> Appeal and Review *
<input type="checkbox"/> Conditional Use
<input checked="" type="checkbox"/> Design Review
<input type="checkbox"/> Easement Vacation
<input type="checkbox"/> Extraterritorial Ext. of Utilities
<input type="checkbox"/> Final Plat or Plan
<input type="checkbox"/> Flood Plain Construction
<input type="checkbox"/> Hillside Protection and Erosion Control | <input type="checkbox"/> Historic Review
<input type="checkbox"/> Legislative Plan or Change
<input type="checkbox"/> Lot Line Adjustment */**
<input type="checkbox"/> Minor Partition (Preliminary Plat or Plan)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> One-Year Extension *
<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Pre-Application Conference * | <input type="checkbox"/> Quasi-Judicial Plan or Zone Change
<input type="checkbox"/> Street Vacation
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Temporary Uses *
<input type="checkbox"/> Tualatin River Greenway
<input type="checkbox"/> Variance
<input type="checkbox"/> Water Resource Area Protection/Wetland
<input type="checkbox"/> Willamette River Greenway |
|---|---|--|

Home Occupation, Pre-Application, Sidewalk Use Application*, Sign Review Permit Application*, and Temporary Sign Permit Application require different or additional application forms, available on the City Website or at City Hall.

Site Location/Address 22805 Willamette Dr.	Assessor's Map No. T2S R2E 31
	Tax Lot(s) 300/2000
	Total Land Area .28

Brief Description of Proposal
Remodel existing building and convert service bays to C-Store

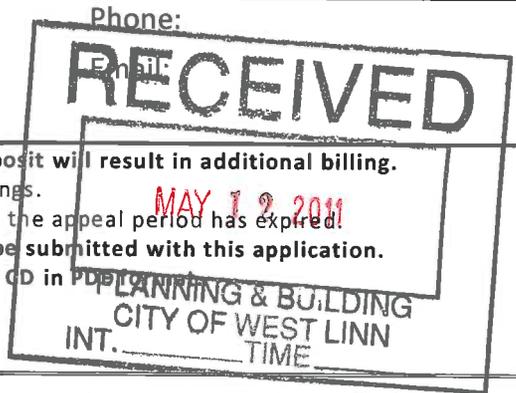
Applicant Name: PDG - Dave Kimmel (please print) Address: 1335 SW 66TH Ave, Ste 201 City State Zip: Portland, OR 97225	Phone: 503-329-5399 Email: pdgplanning@comcast.net
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Owner Name: NW Dealer Co. Holdings (please print) Address: 30343 Canwood St Ste 200 City State Zip: Agoura Hills, CA 91301	Phone: 503-358-6555 Email: 76petroleum@gmail.com
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Consultant Name: Same As Applicant (please print) Address: City State Zip:	Phone:
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1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
 2. The owner/applicant or their representative should be present at all public hearings.
 3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
 4. Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format.
- If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one copy needed



The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. The applicant waives the right to the provisions of ORS 94.020. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

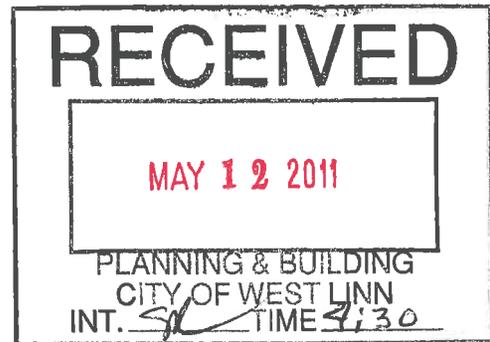
<i>David P. Kimmel</i>	5-12-11	<i>David DeL...</i>	
Applicant's signature	Date	Owner's signature	Date

PDG Planning Design Group
1335 SW 66th Ave. #201
Portland, Oregon 97225
PH: 503-329-5399
Fax: 503-327-8456
Email: pdgplanning@comcast.net

May 12, 2011

City of West Linn
Planning and Development
22500 Salamo Rd. #1000
West Linn, OR 97068

RE: 76 Station
22805 Willamette Falls Dr.
T2S R2E SEC 31 TL 300 \$ 2000
Zoning: GC General Commercial



Project Proposal:

The owner is proposing to remodel the existing 1,252 square foot service station to remove the automobile related services and convert the building to a convenience store. The proposal consists of removing the existing exterior cladding and replacing it with a brick veneer to more closely resemble the architectural style of the area. The applicant will also be removing the service bay doors and making minor modifications to allow for store front windows. The exterior trash enclosure and a mechanical enclosure will be constructed to obscure the areas and bring them into conformance with current development standards. The applicant is proposing only one additional wall sign that will meet the allowed size.

This proposal is a Class I Design Review.

CDC 55.070 (D) The applicant shall submit a completed application form and:

- 1. The development plan for a Class I design review shall contain the following elements:**
 - a. A site analysis (CDC 55.110) only if the site is undeveloped. The site is fully developed so this is not applicable.**
 - b. A site plan (CDC 55.120) is required. A site plan is a part of this application.**

c. **Architectural drawings, including building envelopes and all elevations (CDC 55.140) only if architectural work is proposed. Elevations and building envelope plan are included with this application.**

d. **Pursuant to CDC 55.085, additional submittal material may be required.**

One original application form must be submitted. Three copies at the original scale and three copies reduced to 11 inches by 17 inches or smaller of all drawings and plans must be submitted. Three copies of all other items must be submitted. When the application submittal is determined to be complete, additional copies may be required as determined by the Planning Department.

Included with submittal.

2. The development plan for a Class II design review shall contain the following elements:

Not Applicable

3. A narrative, based on the standards contained in this code, which supports any requested exceptions as provided under CDC 55.170.

The narrative that follows is based upon the standards contained the the CDC. The applicant is not requesting any exceptions.

4. Submit full written responses to approval criteria of CDC 55.100 for Class II design review, or CDC 55.090 for Class I design review, plus all applicable referenced approval criteria.

A full written response is included with this narrative.

E. The applicant shall submit samples of all exterior building materials and colors in the case of new buildings or building remodeling.

F. The applicant shall pay the required fee. (Ord. 1401, 1997; Ord. 1408, 1998; Ord. 1442, 1999)

55.090 APPROVAL STANDARDS – CLASS I DESIGN REVIEW

The Planning Director shall make a finding with respect to the following criteria when approving, approving with conditions, or denying a Class I design review application:

A. The provisions of the following sections shall be met:

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.

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:

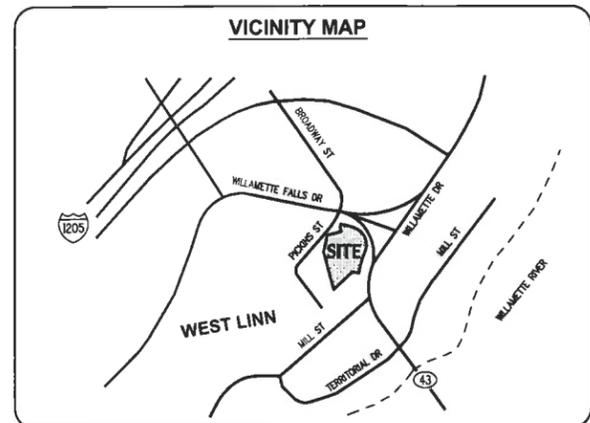
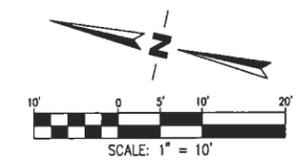
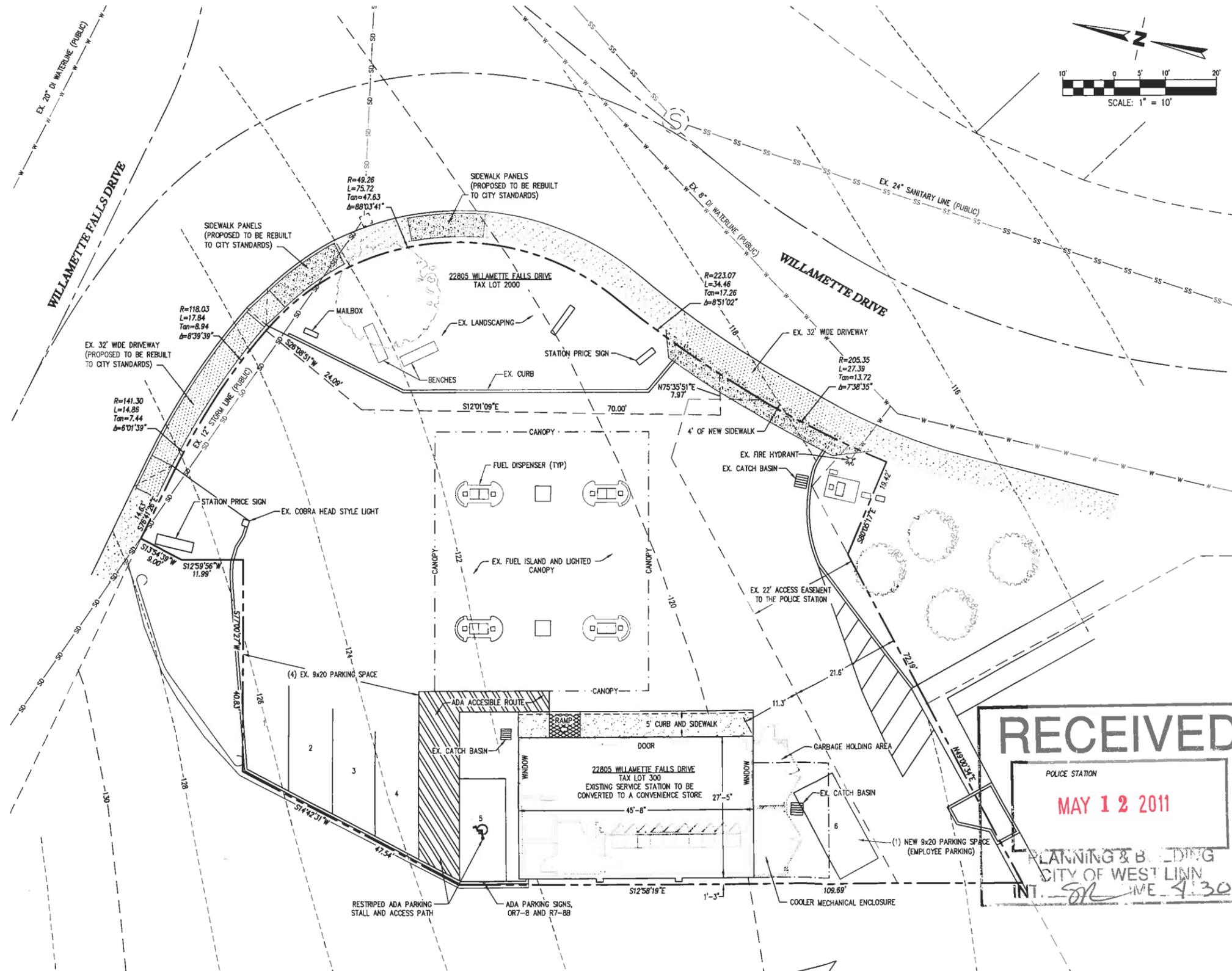
The applicant has reviewed the pre-application notes and information and has also reviewed the West Linn Community Development Code and believes that this proposal meets and/or exceeds all of the requirements to allow the project to be approved. As such, the applicant respectfully requests that the application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

Sincerely,

David P. Kimmel

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
 22085 WILLAMETTE FALLS DRIVE
 TAX MAP 22E31BA00300
 CITY OF WEST LINN, OREGON

PRELIMINARY SITE PLAN

NO.	DATE	DESCRIPTION

EMERIO Design
 6107 SW MURRAY BLVD, SUITE 147
 BEAVERTON, OREGON 97008
 TEL: (503) 515-9528
 FAX: (503) 639-9592
 www.emeriodesign.com

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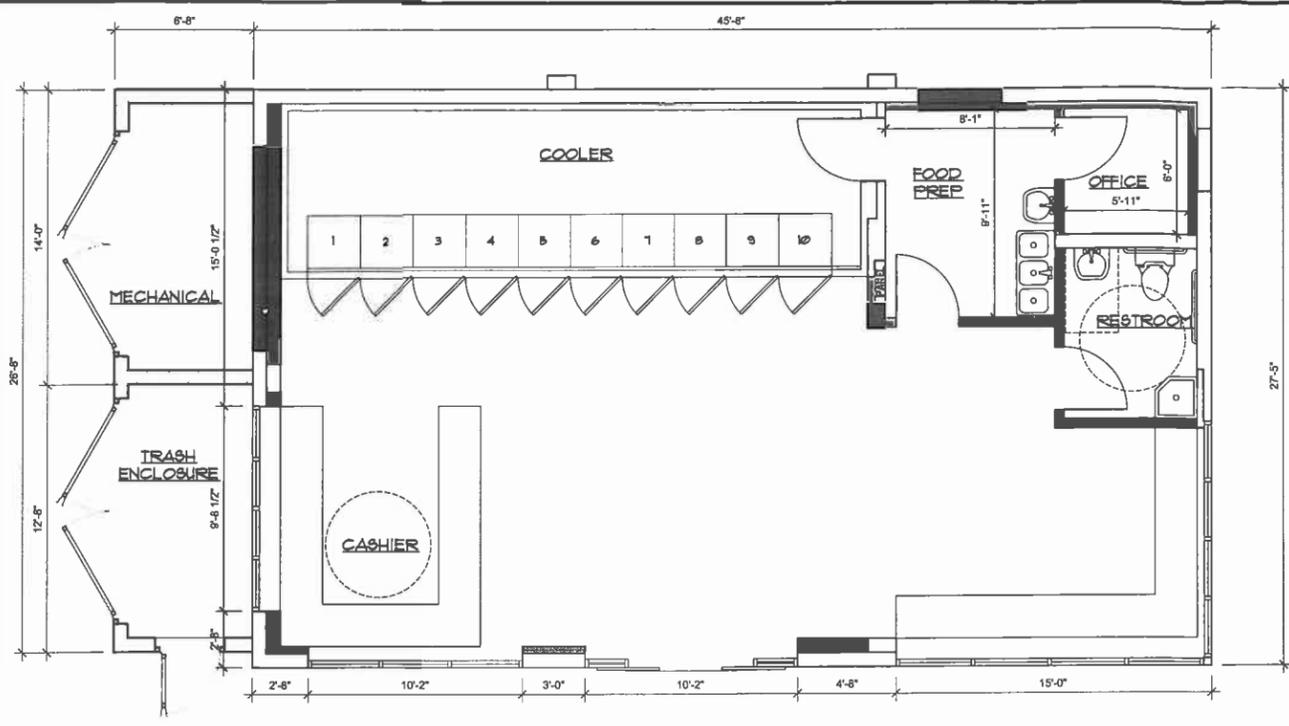
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PREPARED FOR:

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 pdgplanning@comcast.net

WEST LINN 76
SERVICE STATION CONVERSION
 22085 WILLAMETTE FALLS DRIVE
 TAX MAP 22E31BA00300
 CITY OF WEST LINN, OREGON

BUILDING FLOOR PLAN AND ELEVATIONS

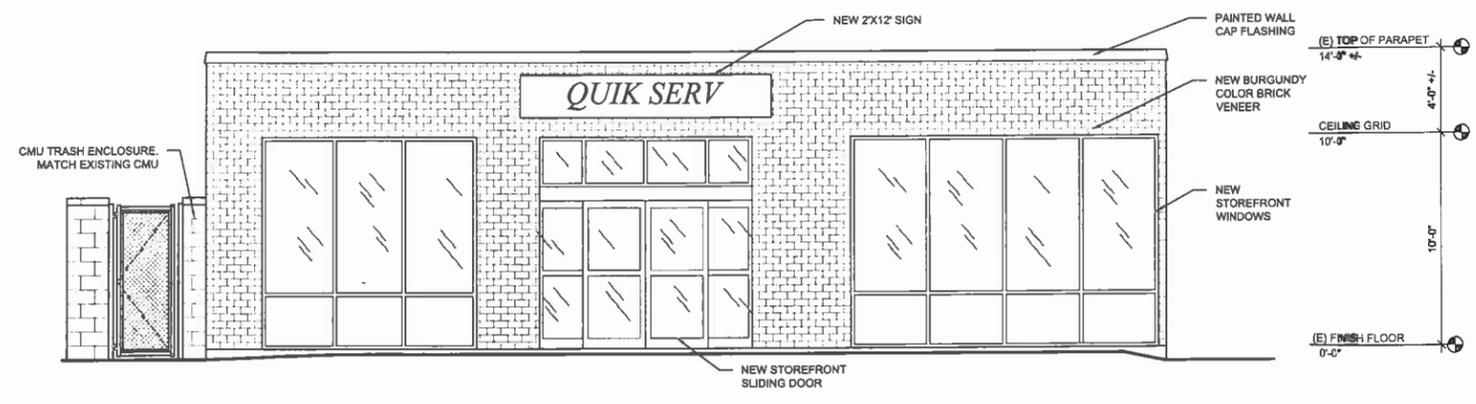


LEGEND

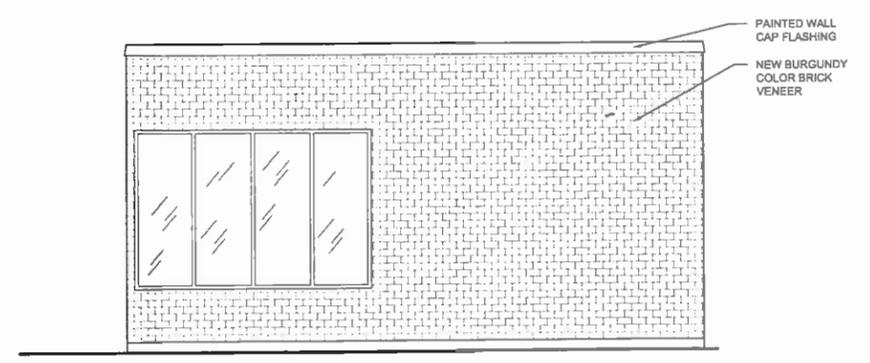
- EXISTING WALL
- NEW WALL
- CMU WALL

AREA: 1,254 SQ. FT.

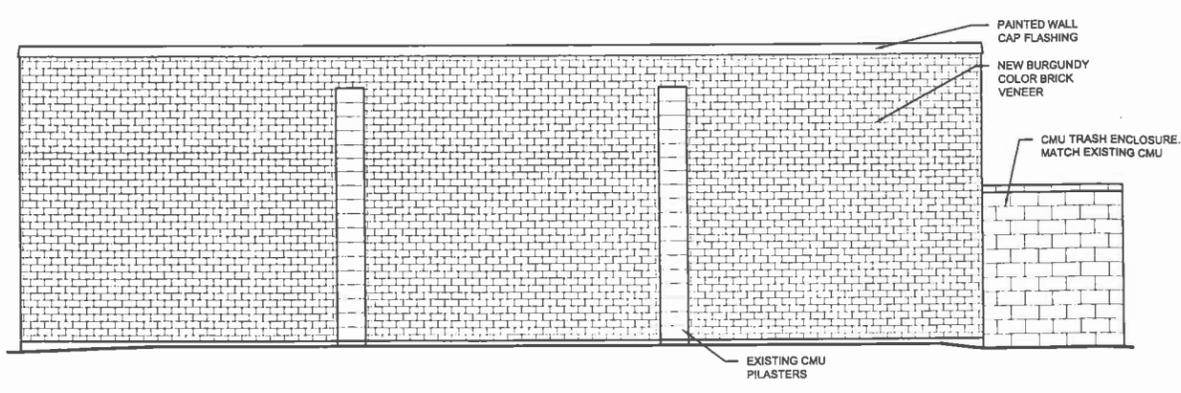
FLOORPLAN
 1/4" = 1'-0"



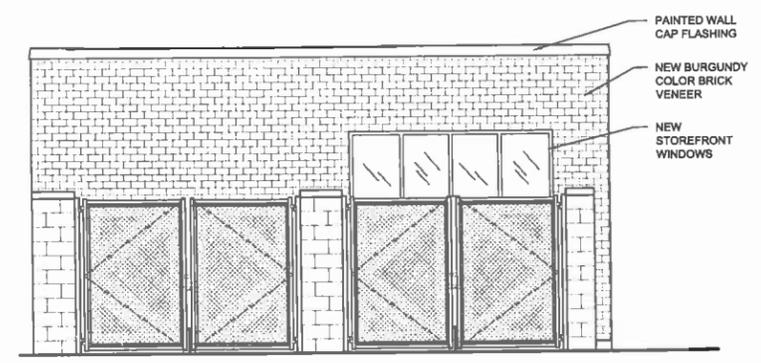
FRONT ELEVATION
 1/4" = 1'-0"



RIGHT SIDE ELEVATION
 1/4" = 1'-0"



REAR ELEVATION
 1/4" = 1'-0"



LEFT SIDE ELEVATION
 1/4" = 1'-0"

NO.	DATE	REVISIONS	DESCRIPTION

EMERIO Design
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 FAX: (503) 639-6822
 www.emeriodesign.com

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