



CITY OF STAYTON APPLICATION FOR SITE PLAN REVIEW

PROPERTY OWNER: Peter Brock
Address: 23850 SW Baker Road
City/State/Zip: Sherwood, OR 97140
Phone: (503) 881 - 2971
Email: peterebrock@gmail.com

APPLICANT: SAA
Address: _____
City/State/Zip: _____
Phone: (____) _____ - _____
Email: _____

APPLICANT'S REPRESENTATIVE: _____
Address: _____
City/State/Zip: _____
Phone: (____) _____ - _____
Email: _____

CONSULTANTS: Please list below planning and engineering consultants.

PLANNING	ENGINEERING
Name: <u>Harka Architecture</u>	Name: _____
Address: <u>107 SE Washington Street, Suite 74</u>	Address: _____
City/State/Zip: <u>Portland, OR 97214</u>	City/State/Zip: _____
Phone: <u>(503) 975 - 9471</u>	Phone: (____) _____ - _____
Email: <u>Patrick@HarkaHQ.com</u>	Email: _____

Select one of the above as the principal contact to whom correspondence from the Planning Department should be addressed:

- owner applicant applicant's representative planning consultant engineer

LOCATION:
Street Address: Martin Drive, Stayton, OR 97383
Assessor's Tax Lot Number and Tax Map Number: _____
Closest Intersecting Streets: Martin Dr. and Whitney St.

ZONE MAP DESIGNATION: CR

SIGNATURE OF APPLICANT: *Peter Brock*

DO NOT WRITE BELOW THIS LINE

Application received by: URM Date: 5-1-18 Fee Paid: \$1,050.⁰⁰ Receipt No. 10.002708
Land Use File# 9-5/18

QUESTIONS TO BE ADDRESSED IN NARRATIVE STATEMENT

The Stayton Planning Commission, with assistance from the Planning Department and the Public Works Department will use the information provided by the applicant to analyze the merits of this application. A decision to approve or deny the application is made based on how well the applicant presents information to show the application meets the standards and criteria set forth in the Stayton Land Use and Development Code 17.12.220.5. Please provide the following information in full and attaché to this application.

1. **ADEQUATE UTILITIES:** How will the development obtain or maintain adequate utility systems (including water, sewer, surface water drainage, power, and communications), and connections, including easements, to properly serve the subject property in accordance with accepted City standards?
 - a. How will the applicant assure there are adequate water, sewer, and storm drainage facilities available to serve the proposed development?
 - b. List public services currently available to the site:

Water Supply:	<u>8</u>	- inch line available in	<u>Martin Drive</u>	Street.
Sanitary Sewer:	<u>8</u>	- inch line available in	<u>Martin Drive</u>	Street.
Storm Sewer:	<u>10</u>	- inch line available in	<u>Martin Drive</u>	Street.
Natural Gas:	_____	- inch line available in	_____	Street.
Telephone:	<input type="checkbox"/>	is (or) <input type="checkbox"/>	is not available in	_____ Street.
Cable TV:	<input checked="" type="checkbox"/>	is (or) <input type="checkbox"/>	is not available in	_____ Street.
Electrical:	<input checked="" type="checkbox"/>	is (or) <input type="checkbox"/>	is not available in	<u>Martin Dr.</u> Street.
 - c. Will existing City public services need to be replaced or upgraded to accommodate the demands created by the development?
2. **TRAFFIC CIRCULATION:** How will the development provide for safe and efficient internal traffic circulation, including both pedestrian and motor vehicle traffic, and provision for safe access to and from the property to those public streets and roads which serve the property?
3. **STREET IMPROVEMENTS:** How will the development provide for all necessary improvements to local streets and roads, including the dedication of additional right-of-way to the City and/or the actual improvement of traffic facilities to accommodate the additional traffic load generated by the proposed development?
4. **PARKING AND LOADING AREAS:** How will the development provide for parking areas and adequate loading/unloading facilities?
5. **OPEN STORAGE AREAS/OUTDOOR STORAGE YARDS:** Are there any open storage areas or outdoor storage yards included in the development? If yes, how will they meet development code standards?
6. **OFFSITE IMPACTS:** How will the development minimize off site impacts such as noise, odors, fumes, or other impacts?
7. **DESIGN STANDARDS:** How does the proposed development meet the applicable design standards for commercial or multi-family residential development?
8. **COMPATIBILITY WITH NEIGHBORING PROPERTIES:** How will the design and placement of buildings and other structural improvements provide compatibility in size, scale, and intensity of use between the development and neighboring properties?
9. **DESIGN WILL SERVE INTENDED USE:** How will the location, design, and size of the proposed improvements to the site fulfill the intended purpose of the intended use of the site and will properly serve anticipated customers or clients of the proposed improvements.
10. **LANDSCAPING:** How will the proposed landscaping prevent unnecessary destruction of major vegetation, preserve unique or unusual natural or historical features, provide for vegetative ground cover and dust control, and present an attractive interface with adjacent land use and development?
11. **SCREENING:** How will the design of any visual or physical barriers around the property (such as fences, walls, vegetative screening or hedges) allow them to perform their intended function while having no undue adverse impact on existing or contemplated land uses.
12. **MAINTENANCE:** What continuing provisions are there for maintenance and upkeep of the proposed development?



May 1, 2018

Narrative Statement Cannabis Dispensary and Office Space on Martin Drive

Summary of Proposal

Project proposed to construct a 2,950sf structure on Martin Drive near Whitney Street. A 2,150sf retail cannabis dispensary will be the primary tenant. A 792sf shell for an office tenant will be provided on the south end of the structure.

1. Utilities to the project will be connected to the current city systems for water, sewer, storm water, and electrical. No gas connection will be made. Please see C1.0 for proposed connections and easements.
2. Please see the attached Traffic Study describing safe and efficient traffic and pedestrian circulation.
3. The site will add a new 5ft sidewalk that connects to the adjacent sidewalk per C1.0. The sidewalk will abut the existing curb.
4. Parking will be provided along north and east side of new building and the count will meet city requirements for both the retail and the office space.
5. There will be no outdoor storage areas in the proposed development.
6. The building details will provide an air sealed building envelope to reduce movement of cannabis odor to the outdoors. The HVAC system will create a negative pressure to discourage odors from leaving the building. All cannabis products entering and exiting the store are packaged to reduce odors. The majority of products inside the store will remain packaged to reduce odor.
7. The scale of this project provides a structure that can easily meet the intent of the Santiam Station Design Standards. The 74' long façade along Martin Dr. is broke by recessed entries for the two tenant spaces. The scale of building will further be broken down by cementitious lap and paneled siding treatments that will provide a visually pleasing view from all four sides of the facility. The entrances are clearly indicated with simple recessed articulations of the building façade. There will be windows on all four elevations with the majority being along the west and north facades. All punched openings will have 2x6 trim that is proud of the siding plane. The trim will be painted in a contrasting color to the field in order to create more depth in the façade.

8. The building will be located as close to Martin Drive as possible to continue the existing built edge of the neighboring developments. The structure will have a pitched roof and will be one story, similar to the neighboring structures.
9. The project provides retail and office uses which are compatible with the existing retail and office uses on the neighboring sites. Cannabis sales is compatible with liquor, convenience and fuel sales. The office space proposed at the south side of the building is adjacent to the existing office space to the south of the lot.
10. The existing lot is mainly grass. The proposed development will offer a more interesting and diverse set of trees, shrubs and plants than what currently exists on site. Ground cover will be bark dust, and together with proper irrigation will reduce dust. The building and parking will have landscaping around all four sides of the structure. The swales will be vegetated for visual interest as well as providing a functional water management system.
11. All screening will be provided through landscaping to create natural barriers between pedestrians and the building, and to screen trash. This will provide a pleasing visual setting, while achieving an intended use without the need for manmade structures.
12. Landscaping will be irrigated and weeded. Sidewalks will be kept swept and trash picked up. The Swales will be weeded and trash removed on the recommended schedule.

Please contact me if you have any questions regarding this narrative.

Thank you,



Patrick Donaldson LEED AP, CEM, CPHC