



City of Tualatin

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April 7, 2016

Loretta Reeves
LD Reeves and Associates
1889 Manzanita Ave
Punta Gorda, FL 33950

RE: FINAL DECISION FOR AR-15-0025 CRACKER BARREL AT NYBERG RIVERS,
7665 SW NYBERG ST. (TAX LOT 2S124AD3100)

Dear Ms. Reeves,

The 14-day period for requesting a review of the Architectural Review Decision for Cracker Barrel at Nyberg Rivers expired at 5:00 pm, April 6, 2016. As no requests for review were filed, the Architectural Review Decision dated March 22, 2016 becomes a final decision.

AR-15-0025 is approved with the following Architectural Review conditions:

- AR-1 All further submittals shall be sent in one complete and full set. No piecemeal submittals will be accepted. Submittals prior to building permit shall contain one plan set, with one table of contents that includes all pages submitted. All plan set pages and documents shall be numbered in accordance with table of contents. All plan submittals must be on 24 x 36 inch paper. All submittals shall be stapled or bound together down the length of the bound side. Please do not use binder or paper clips. The entire set will be reviewed at one time. A narrative shall be included and will address each condition of approval. Each applicant narrative response shall include how the condition is being addressed and on what revised plan page the condition is shown to be met in drawn form. Each resubmittal will start a new 2-week minimum review period by staff.
- AR-2 Prior to obtaining a building permit, the applicant shall submit two revised plan sets – plan size and ledger (11 x 17) – for review and approval to the Planning Division with the following changes:
- AR-3 Applicant shall construct building with a variety of architecture features as shown on the submitted elevations to ensure the building will retain visual appeal with variations in texture and massing. Features include: batten siding, metal coping, landscaped trellis, and stone veneer base and chimney. TDC 73.050

- AR-4 Applicant shall submit revised site plans to provide bicycle access north of the trash enclosure to the bike parking area and install access according to revised plans. TDC 73.160(1)(d)
- AR-5 Applicant shall submit revised landscaping plans that note shrubs in parking areas must not exceed 30 inches in height and tree canopies must not extend below 8 ft measured from grade. TDC 73.160(3)(e)
- AR-6 Applicant shall submit revised landscape plans that fully screen the north, east, and south side of the transformer at time of planting and install landscaping according to revised plans. TDC 73.160(4)(a)
- AR-7 Applicant shall submit revised plans prior to issuance of building permit that demonstrate the proposed parapet adequately screens conceptual roof top units. TDC 73.160(4)(a)
- AR-8 The applicant shall revise site plans to provide adequate room for evergreen landscape screening and bike parking requirements as defined in TDC 73.370(1)(q). Landscape plans shall be revised to illustrate evergreen plants around the walls of the recycling and trash enclosure, excluding the gate or entrance openings. Applicant shall install these facilities to the revised plans. TDC 73.227(6)(b)(iii)
- AR-9 Applicant shall provide an irrigation plan prior to on-site work. TDC 73.280
- AR-10 Applicant shall revise landscape plan to provide additional screening or amenity on the north elevation and provide approved groundcover and shrubs or a bioswale landscaping in strip along east elevation. Applicant shall install landscaping according to revised plans. TDC 73.310(1)

Notes:

- The applicant must submit sign permit applications separately from this AR for any proposed signage.
- All building exterior improvements approved through the Architectural Review Process must be continually maintained, including necessary painting and repair, so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director's approval. TDC 73.100(2)
- All landscaping approved through architectural review (AR) must be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered with Community Development Director's approval. TDC 73.100(1)
- Site landscaping and street trees shall be maintained to meet the vision clearance requirements of TDC 73.400(16).

- The site development and uses must comply with the noise limits of TDC 63.051(1).
- The plan size (24 x 36 inches) and ledger (11 x 17 inches) plan sets must be folded, not rolled.
- The plan sets for the Planning Division must contain sheets relevant to AR conditions of approval while also not being a full building permit set. For example, because the Planning Division needs no erosion control or roof framing plan sheets, exclude them.
- Following Planning Division approval of revised plans and when the constructed site is ready, the applicant must contact the Planning Division for a site inspection in order to obtain a certificate of occupancy (CO). This inspection is separate from inspection(s) done by the Building Division. Staff recommends scheduling a Planning inspection at least three business days in advance of the desired inspection date.

Sincerely,



Erin Engman
Assistant Planner

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Cc: Aquilla Hurd-Ravich, Planning Manager
Jeff Fuchs, PE, City Engineer
Tony Doran, EIT, Engineering Associate
File: AR-15-0025