



# City of Tualatin

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April 20, 2016

Edward Radulescu  
EPR Design, LLC.  
919 NE 19<sup>th</sup> Ave, Suite 155  
Portland, OR 97232

RE: FINAL DECISION FOR AR-15-0026 TUALATIN ANIMAL CLINIC PARKING LOT UPGRADES, 8700 SW CHEROKEE ST (TAX LOT 2S123AA01000)

Dear Mr. Radulescu,

The 14-day period for requesting a review of the Architectural Review Decision for Tualatin Animal Clinic parking lot upgrades expired at 5:00 pm, April 19, 2016. As no requests for review were filed, the Architectural Review Decision dated April 5, 2016 becomes a final decision.

**AR-15-0026 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. Submit revised plans referring to the correct jurisdictions.
- AR 3. Submit, in addition to the site plan, a landscape and planting plan demonstrating compliance with site and landscape requirements specified in the Tualatin Development Code and demonstrating conformance with the conditions of approval below. TDC 73.240
- AR 4. Submit revised site plans specifying an off-street parking and vehicular circulation area setback of at least the code minimum of 5 feet. The setback

- shall be provided or constructed to match approved plans. TDC 53.080(5)
- AR 5. Revise site plans to include existing and proposed parking area lighting. Such lighting shall be provided or installed in conformance with TDC 73.160(3)(c) and 73.380(6).
- AR 6. Submit a landscape and planting plan showing proposed landscaping on both sides of the parking area entrance drive. Such landscaping shall be in conformance with TDC 73.160(3)(e) and 73.240.
- AR 7. Submit a landscape and planting plan specifying park-like lawn or live groundcover and trees and shrubs in yards adjacent to Cherokee St. frontage. Such landscaping shall be in conformance with TDC 73.160(3)(e). TDC 73.240(9)
- AR 8. Submit a landscape and planting plan indicating proposed landscaping shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. Such landscaping shall be in conformance with TDC 73.160(3)(e) and 73.240 (11).
- AR 9. Submit a landscape and planting plan which includes notes, details and specifications in conformance with TDC 73.250 (1) to (3) inclusive.
- AR 10. Submit a landscape and planting plan which includes specifications to the landscaping contractor that reiterate the minimum requirements of 73.260 (1).
- AR 11. Submit a landscape and planting plan which includes a specification to the landscaping contractor that, "All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species." TDC 73.260(4)
- AR 12. Submit landscape plans indicating that, after site grading is completed, topsoil shall be restored to exposed cut and fill areas providing a suitable base for seeding and planting. TDC 73.270(1)
- AR 13. Revise plans to indicate an automatic irrigation layout for living landscape materials in the proposed parking area and the yards adjacent to Cherokee St. frontage. TDC 73.380(9)
- AR 14. Revise site plans to show that parking area landscaping shall be protected by curbs and or wheel stops. TDC 73.360(1)
- AR 15. Submit a landscape and planting plan which includes two deciduous trees planted to shade the parking area. The trees shall meet the requirements of TDC 73.360(7).
- AR 16. Revise site plans to provide at least two covered bicycle parking spaces Meeting the standards of TDC 73.370(1)(n)
- AR 17. Revise site plans to indicate a dedicated vanpool and carpool parking stall

with sign. TDC 73.380(1) – Figure 73-01.

- AR 18. Revise site plans to include parking bumpers or wheel stops or curbing. Such barriers shall be in conformance with TDC 73.380(9).
- AR 19. Revise plans to widen the S.W. Cherokee access drive to the greatest extent possible without compromising the parking area design or the integrity of the existing trees on the east side.

**PRIOR TO ISSUANCE OF PUBLIC WORKS AND WATER QUALITY PERMITS:**

- PFR 1. Obtain a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.
- PFR 2. Submit final stormwater calculations.
- PFR 3. Submit final stormwater plans.
- PFR 4. Submit final plans for the driveway within the proposed right-of-way to the maximum width possible while maintaining code requirements for the parking lot.
- PFR 5. Submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions and obtain an Amended Service Provider Letter as determined by Clean Water Services for any revisions to the proposed plans.
- PFR 6. Submit plans that minimize the impact of stormwater from the development to adjacent properties.

**PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

- PFR 7. Obtain public works and water quality permit.
- PFR 8. Construct public works and water quality improvements shown on submitted plans and corrected by conditions of approval or provide financial assurance.
- PFR 9. Dedicate 7.5 feet of additional right-of-way on SW Cherokee Street to total 37.5 feet from railroad property.

**PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:**

- PFR 10. Construct public works and water quality permit improvements shown on submitted plans and corrected by conditions of approval.

Sincerely,



Aquilla Hurd-Ravich, AICP  
Planning Manager



Robin G. Dehnert  
Temporary Associate Planner

Is

Cc: Jeff Fuchs, PE, City Engineer  
Tony Doran, EIT, Engineering  
Associate  
File: AR-15-0026