



Community Development Department  
Current Planning Division  
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[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)

## MEMORANDUM

### City of Beaverton

Community Development Department

**To:** Interested Parties  
**From:** City of Beaverton Planning Division  
**Date:** July 30, 2020  
**Subject:** **DR2019-0190 Jacksons Parking Lot Modifications**

Please find attached the Notice of Decision for **DR2019-0190 Jacksons Parking Lot Modifications**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decisions for DR2019-0190 (Jacksons Parking Lot Modifications), is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

***The appeal closing date for DR2019-0190, is 5:00 p.m., August 11, 2020.***

The complete case files including findings, conclusions, and conditions of approval, are available for review. For more information about the case file, please contact Sierra Peterson, Associate Planner, at [speterson@beavertonoregon.gov](mailto:speterson@beavertonoregon.gov) or (503) 526-2452. **NOTE:** The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Division is closed to the public until further notice. The Community Development Department is evaluating temporary changes to processes and procedures to respond appropriately to the COVID-19 State of Emergency, and is committed to ensuring that the land use review process continues to fulfill the requirements of state and local law while protecting the health and wellbeing of the community.



## Staff Report

STAFF REPORT DATE: July 30, 2020

TO: Interested Parties

FROM: Sierra Peterson, Associate Planner

PROPOSAL: **Jackson Parking Lot Modifications (DR2019-0190)**

LOCATION: The site is located at 8725 SW Hall Boulevard and 8880 SW Scholl Ferry Road, Tax Lots 01100 and 01501 of Washington County Assessor's Map 1S126BC.

ZONING / NAC: CS Community Service (Commercial) / Greenway NAC

SUMMARY: The applicant requests Design Review Two approval for modification of the on-site parking stall and landscaping configuration.

PROPERTY OWNER: PacWest Energy LLC dba Jacksons Food Stores, Inc.  
3450 East Commercial Court  
Meridian, Idaho 83642

APPLICANT: Same as Property Owner

APPLICANT'S REPRESENTATIVE: Barghausen Consulting Engineers, Inc.  
Charles Moseley  
18215 72<sup>nd</sup> Avenue South  
Kent, WA 98032

DECISION: **RECOMMENDATION OF APPROVAL of Jacksons Parking Lot Modifications (DR2019-0190)**

## BACKGROUND FACTS

### Key Application Dates

Application	Submittal Date	Application Deemed Complete	120-Day*	365-Day**
DR2019-0190	December 30, 2019	June 12, 2020	October 10, 2020	June 12, 2021

\* Pursuant to Section 50.25.8 of the Development Code, this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

\*\* This is the latest date, with a continuance, by which a final written decision on the proposal can be made.

### Existing Conditions Table

<b>Zoning</b>	CS Community Service – Commercial Zoning District	
<b>Current Development</b>	The site is currently developed with a gas station and retail use.	
<b>Site Size &amp; Location</b>	The site is approximately 39,069 square feet (1S126BC01100: 16,552.8 square feet and 1S126BC01501: 22,215.6 square feet) in size. It is located on the southeast corner of SW Hall Boulevard and SW Scholls Ferry Road.	
<b>NAC</b>	Greenway	
<b>Surrounding Uses</b>	<b>Zoning:</b> North: CS	<b>Uses:</b> North: Retail/Commercial
	South: City of Tigard	South: Retail/Commercial
	East: City of Tigard	East: Retail/Commercial
	West: CS	West: Retail/Commercial

## DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

		<b>Page No.</b>
<b><u>Attachment A:</u></b>	<b>Facilities Review Committee Technical Review and Recommendation Report</b>	FR1 – FR11
<b><u>Attachment B:</u></b>	<b>DR2019-0190 Design Review Two</b>	DR1-DR14
<b><u>Attachment C:</u></b>	<b>Conditions of Approval</b>	COA1

### **Exhibits**

#### **Exhibit 1. Materials Submitted by Staff**

Exhibit 1.1 Zoning and Vicinity Map (page SR-4 of this report)

Exhibit 1.2 Aerial Map (page SR-5 of this report)

#### **Exhibit 2. Materials Submitted by the Applicant**

Exhibit 2.1 Submittal Package

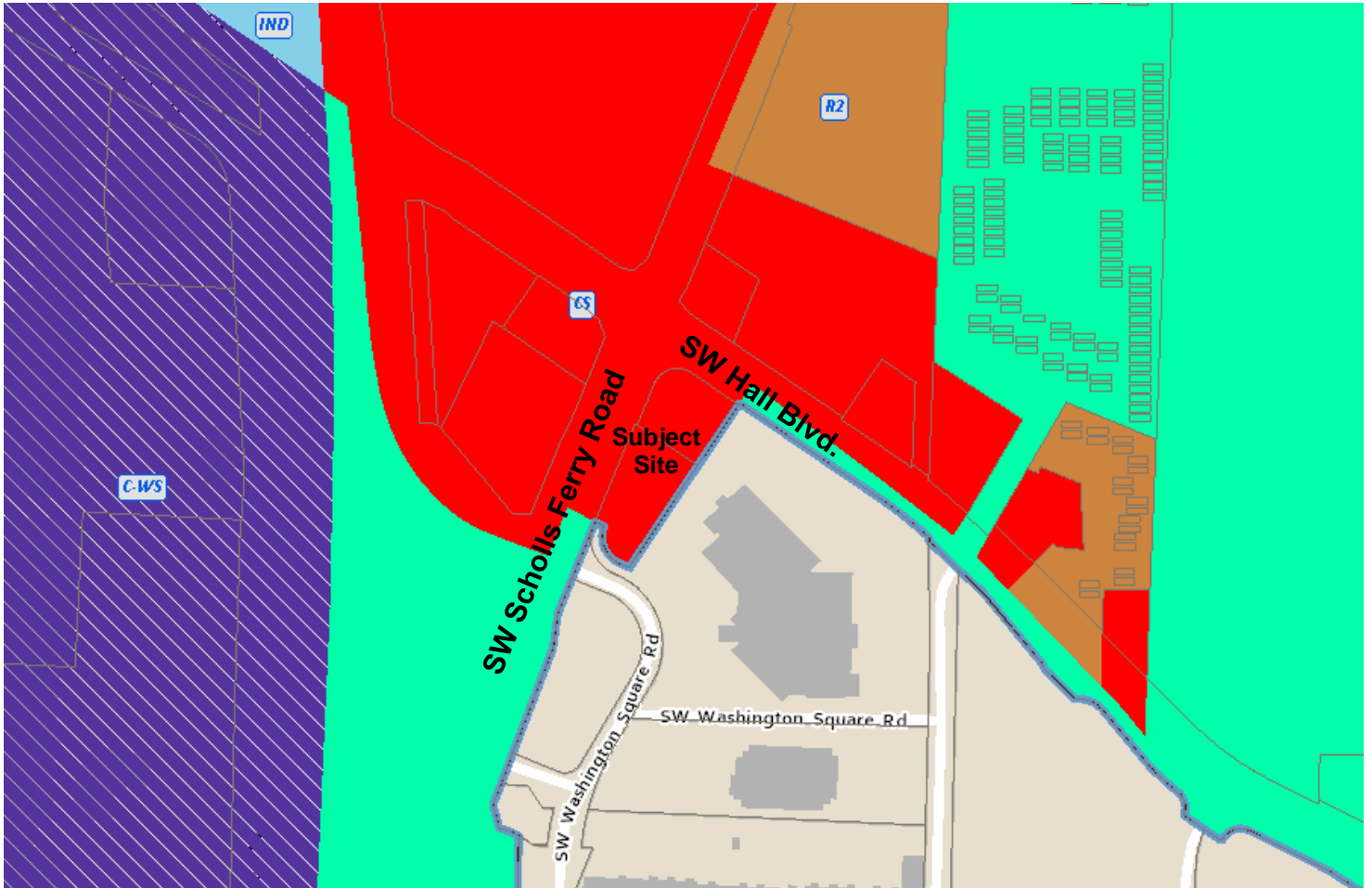
#### **Agency Comment**

No agency comments received

#### **Public Comments**

No public comments received

**Exhibit 1.1  
Zoning and Vicinity Map  
Jacksons Parking Lot Modification  
DR2019-0190**



**Exhibit 1.2  
Aerial Map  
Jacksons Parking Lot Modification  
DR2019-0190**



**FACILITIES REVIEW COMMITTEE TECHNICAL  
REVIEW AND RECOMMENDATIONS  
Jackson's Parking Lot Modifications  
(DR2019-0190)**

**Section 40.03.1 Facilities Review Committee:**

The Facilities Review Committee (Committee) has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

**The Facilities Review Committee Criteria are reviewed for all criteria that are applicable to the submitted application as identified below:**

- **All twelve (12) criteria are applicable to the Design Review Two (DR2019-0190) application.**
  - **The Facilities Review Committee recommends approval of the Design Review Two (DR2019-0190) subject to the conditions of approval.**
- A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.**

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. The Committee finds that the proposal includes, or can be improved to have, necessary on-site and off-site connections and improvements to public water, public sanitary sewer and storm water drainage facilities. The City of Beaverton (City) is the sanitary sewer, storm drainage and water service provider to the site.

The property is developed with a gas station, convenience store and a retail building on a separate lot under the same ownership. The proposed project is for the reconfiguration of the existing parking lot and landscaping areas. No structural renovations or additions are proposed; therefore, the water, sanitary sewer, transportation and fire protection will be maintained for the existing structures and businesses.

The applicant has provided a City of Beaverton “Certified Impervious Surface Area Inventory and Water Quality Facility Information Sheet” stating that the new or modified impervious surface is less than 1,000 square feet, which is under the threshold for requiring stormwater facilities for the project. A condition of approval will require Site Development review if the modified area exceeds 1,000 square feet.

**Therefore, the Committee finds that with the condition of approvals, the proposal meets the criterion for approval.**

- B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.**

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant’s plans and materials were shared with Beaverton School District, Tualatin Hills Park and Recreation District (THPRD), City Transportation staff and City Police Department.

#### Schools

The project does not involve the addition of residential units; therefore, school capacity will not be impacted.

#### Transit Improvements

The subject lot is adjacent to the bus stop at the corner of SW Hall Boulevard and SW Scholls Ferry Road, Route 76 provides frequent service between Hall/Greenburg to Meridian Park Hospital via Tigard Transit Center. There are two existing pedestrian walkways to the public right-of-way on SW Scholls Ferry Road to access the bus stop.

#### Police

To the date of this report Beaverton Police have not provided comments or recommendations to the Committee. Beaverton Police will serve the development site and any comments will be shared with the applicant.

#### Pedestrian and Bicycle Facilities

The subject property is adjacent to and accessed from two pedestrian access points on SW Scholls Ferry Road which is an arterial road under the jurisdiction of the State. The property is also adjacent to SW Hall Boulevard; however, there is only a vehicular driveway which does not provide pedestrian access



to the site. All existing public right-of-way improvements are proposed to be maintained as existing.

Short-term and long-term bicycle parking spaces are required for retail uses. This specific project requires two (2) short-term spaces and two (2) long-term spaces. The plans specify a location; however, a condition of approval requires that prior to Site Development that the short-term and long-term bicycle parking spaces meet the bicycle parking design standards in the Engineering Design Manual.

#### Parks

The site will be served by the Tualatin Hills Park and Recreation District (THPRD). The applicant's materials were shared with THPRD who have not provided comments or recommendations to the Facilities Review Committee.

The Committee has reviewed the proposal and has found that the essential facilities and services to serve the site are adequate to accommodate the proposal as conditioned.

**Therefore, the Committee finds that with the condition of approvals, the proposal meets the criterion for approval.**

- C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).**

Staff cites the Code Conformance Analysis chart at the end of the Facilities Review Report, which evaluates the project as it relates to applicable code requirements of Chapter 20 for the Community Service zone, as applicable to the criterion. As demonstrated in the chart, the development proposal meets all criterion.

**Therefore, the Committee finds that the proposal meets the criterion for approval.**

- D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special**

**Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.**

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, as applicable to the above-mentioned criteria. Staff will provide findings for the applicable Design Review Standards (Code Section 60.05) as well as provisions applicable within the Design Review (DR2020-0190) section of the staff report.

#### Lighting (60.05)

The technical lighting standards apply to site modifications for roadways, access drives, parking lots, vehicle maneuvering areas, pathways and sidewalks and building entrances. The project will maintain the existing parking lot and building lighting, except for two existing 30-foot light poles that will be relocated on site for vehicle maneuvering areas.

#### Off-Street Parking (Section 60.30)

The standard parking ratio for retail uses in the Community Service zone is 3.3 spaces per thousand square feet, and a maximum limit of 5.1 spaces per 1,000 square feet in Parking Zone A.

There is 6,882 square feet of gross floor area for the two buildings and the minimum number of parking spaces is 23. The maximum allowed in Zone A is 35 parking spaces. The proposed parking lot remodel provides 23 perpendicular spaces which meets the minimum required but does not exceed the maximum allowed in Zone A. An additional four (4) parallel spaces are provided that do not count toward the minimum required; this increases the parking provided total to 27 spaces, which does not exceed the maximum allowed in Zone A.

#### Street and Bicycle and Pedestrian Connection Requirements (Section 60.55.25)

The applicant's plans show that two existing public pedestrian improvements extend to the boundaries of the site adjacent to SW Scholls Ferry Road and connect to all on-site pedestrian circulation. The applicant's plans show concrete walkways internal to the site to both building entrances, connecting the proposed building to the abutting public circulation system in a direct and efficient manner. The entrances connect to the reconfigured parking area. Due to the scope of work, additional entrances would not be required at this time pursuant to the scope of work. At such time the property is redeveloped the number of pedestrian connections to the public right-of-way would need to meet code.

Trees and Vegetation (Section 60.60)

No Protected Trees (Significant Individual Trees, Historic Trees, Mitigation Trees and trees within a Significant Natural Resource Area (SNRA) or Significant Grove) are found onsite.

Utility Undergrounding (Section 60.65)

The project does not include the construction or renovation of structures; therefore, there are no new utilities.

**Therefore, the Committee finds that the proposal meets the criterion for approval.**

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.**

The applicant states that this proposal is for the reconfiguration of striped parking spaces and landscaping. The development has been in place for many years and common facilities and areas are currently maintained. The proposed improvements will not preclude the owner from providing trash and recycling facilities, landscaping and parking facility maintenance and building maintenance.

**Therefore, the Committee finds that the proposal meets the criterion for approval.**

- F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.**

The existing pedestrian entrances will be maintained on site and will not substantially change the traffic patterns of the established retail site. The pedestrian facilities are clearly marked across drive aisles or are separated when adjacent to parking spaces and drive aisles. New pedestrian paths are provided to the new parking spaces that are constructed out of concrete and provide access to the two buildings. The walkways are located in front of the parking spaces and are perpendicular to the head-in parking spaces; therefore, a condition is required to show the location of and the standard specification for proposed bollards where head-in parking stalls are located next to pedestrian walkways.

**Therefore, the Committee finds that with the condition of approvals, the proposal meets the criterion for approval.**

**G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.**

The proposed project is for the reconfiguration of the parking and pedestrian circulation on site to provide more parking and better connect the two properties under the same ownership. The new parking area will replace an existing drive aisle. New pedestrian paths are proposed adjacent to the new striped parking spaces and will be in stamped concrete. The existing vehicular and pedestrian circulation systems that connect to the surrounding systems including public streets will be maintained. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient and direct manner.

**Therefore, the Committee finds the proposal meets the criterion for approval.**

**H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.**

TVF&R has reviewed the proposed development and has provided a Service Provider Letter dated December 31, 2019 with no conditions of approval. The proposal will show compliance to the City's Building Code Standards prior to issuance of Site Development and Building permits, which includes compliance with TVF&R standards.

**Therefore, the Committee finds that with the conditions of approval the proposal meets the criterion for approval.**

**I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.**

The proposed project has been designed to meet City codes and standards for an addition to an existing building and the reconfiguration of parking in an existing parking lot and will provide adequate protection from crime and accident to the maximum extent practicable. The Committee finds that review

of the construction documents at the Building and Site Development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development.

**Therefore, the Committee finds that the proposal meets the criterion for approval.**

- J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.**

The proposal is for the reconfiguration of an existing parking lot on a developed site. No significant changes are proposed to grading and the existing site slopes gradually toward the street. The proposed project modifies less than 1,000 square feet; therefore, a drainage plan is not required.

**Therefore, the Committee finds that the proposal meets the criterion for approval.**

- K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.**

The development will be required to meet all applicable accessibility standards of the International Building Code, the Fire Code, and other standards as required by the American Disabilities Act (ADA). Compliance with ADA requirements are reviewed at the time of Building permit application. Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals.

There are two existing ADA parking spaces onsite: one parking space is located adjacent to the Jackson's retail entrance and one located in front of the building on the adjacent site under the same ownership. No significant renovations are proposed to the ADA facilities onsite and will be maintained. The Committee finds that as proposed, it appears that the general site layout can meet accessibility requirements.

**Therefore, the Committee finds that the proposal meets the criterion for approval.**

**L. The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.**

The Design Review application was submitted on December 30, 2019. Staff deemed the project complete on June 12, 2020. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

**Therefore, the Committee finds that the proposal meets the criterion for approval.**

# Code Conformance Analysis

## Chapter 20 Use and Site Development Requirements Community Service (CS) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code 20.20.20</b>			
Use – Retail Trade	Permitted	Reconfigured parking for retail uses.	Yes
<b>Development Code Section 20.10.15 (Community Service)</b>			
Minimum Land Area	7,000 square feet	1S126BC01100: 16,552.8 SF 1S126BC01501: 22,215.6 SF Total site area: 39,069 SF	Yes
Lot Dimensions	Min. Width = 70 Min. Depth = 100	The width of 110 feet for the northern lot and 184 feet for southern lot. The lot depth is approximately 130 feet.	Yes
Minimum Yard Setbacks	Front = 20 feet Corner lot side = 20 feet Interior side = 10 feet Rear = 0	No new structures or additions are proposed with the project.	N/A
Maximum Building Height	60 feet	No structures proposed.	N/A

## Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development, redevelopment, add additions.	The applicant has requested to be reviewed pursuant to the Design Review Standards and Guidelines.	See DR2019-0190 Section of Staff Report
<b>Development Code Section 60.10</b>			
Floodplain Regulations	Requirements for development within floodplains.	The subject lot is not located within a floodplain.	N/A
<b>Development Code Section 60.15</b>			
Land Division Standards	Grading and tree protection standards pertaining to land divisions.	The existing lot is not proposed to be altered.	N/A
<b>Development Code Section 60.30</b>			
Off-street motor vehicle parking	<p><b>Retail, including shopping center and service businesses:</b></p> <p>3.3 spaces for each 1,000 square feet.</p> <p>Min Required: 23 spaces</p> <p>Max Allowed: 35 spaces</p>	The applicant's narrative states that there will be 27 parking spaces on the subject site.	Yes
Required Bicycle Parking Short Term and Long Term	<p><b>Retail</b></p> <p><u>Short term:</u> 2 spaces or 1 space per 12,000 sq. ft. of floor area</p> <p><u>Long Term:</u> 2 spaces or 1 space per 12,000 sq. ft. of floor area</p>	Bicycle facility location has been shown on the plans; however, a condition of approval requires the parking details be shown on the plans prior to issuing the Site Development permit.	Yes, w/ COA



<b>Development Code Section 60.33</b>			
Park and Recreation Facilities and Service Provision	Annexation to THPRD	The property is located within THPRDs district therefore annexation is not necessary.	N/A
<b>Development Code Section 60.55</b>			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes

<b>Development Code Section 60.60</b>			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	<p>No Protected Trees are present on the subject site.</p> <p>There are three landscaping trees that will be removed in landscape planter islands that was also be removed and replaced with parking. The project includes two new landscape islands and will include one tree each, for a total of two new maple trees.</p>	Yes

<b>Development Code Section 60.65</b>			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	All utilities are required to be placed underground in accordance with standards identified in Section 60.65.	Yes

<b>Development Code Section 60.67</b>			
Significant Natural Resources	Regulations pertaining to Significant Natural Resources	Significant Natural Resources are not found on site.	N/A

**ANALYSIS AND FINDINGS FOR  
DESIGN REVIEW TWO APPROVAL  
JACKSONS PARKING LOT MODIFICATIONS  
DR2019-0190**

**Section 40.03.1. Facilities Review Committee Approval Criteria**

*The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met, as applicable.*

Staff has reviewed the applicable Facilities Review Committee approval criteria in Attachment A of this report. Staff cites the findings presented in Attachment A in response to the Facilities Review Committee approval criteria. As identified in Attachment A, the proposal meets Approval Criteria 40.03.1.A through L, subject to conditions of approval identified in Attachment C.

**Therefore, staff finds that the proposal meets the criteria for approval.**

**Section 40.20.05. Purpose.**

*The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary, and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by ensuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development. The purpose of Design Review as summarized in this Section is carried out by the approval criteria listed herein.*

**Section 40.20.15.2.C. Approval Criteria.** *In order to approve a Design Review Two application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

**1. *The proposal satisfies the threshold requirements for a Design Review Two application.***

The applicant proposes reconfiguration of an existing parking lot and the addition of new parking spaces on two properties, under the same ownership, which meets Design Review Two threshold:

- 7. Any new or change to existing on-site vehicular parking, maneuvering, and circulation area which adds paving or parking spaces.*

**Therefore, staff finds that the proposal meets the approval criterion.**

- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.**

The City of Beaverton received the appropriate fee for a Design Review Two application.

**Therefore, staff finds that the proposal meets the approval criterion.**

- 3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.**

The applicant's initial submittal was made on December 30, 2019 and the application was deemed complete on June 12, 2020.

**Therefore, staff finds that the proposal meets the approval criterion.**

- 4. The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30. (Design Standards).**

**FINDING:**

The proposal is consistent with all applicable Design Standards or can be consistent, subject to conditions of approval. Compliance is evaluated in detail in the Design Standard Analysis table herein.

**Therefore, staff finds that that by meeting the conditions of approval, the proposal meets the approval criterion.**

- 5. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the proposed additions or modifications are moving towards compliance with specific Design Standards if any of the following conditions exist:**

- a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable standard; or**
- b. The location of existing structural improvements prevent the full implementation of the applicable standard; or**
- c. The location of the existing structure to be modified is more than 300 feet from a public street.**

**If the above listed conditions are found to exist and it is not feasible to locate a proposed addition in such a way that the addition abuts a street, then all applicable design standards except the following must be met:**

- d. If in a Multiple Use District, building location, entrances and orientation along streets, and parking lot limitations along streets (Standards 60.05.15.6 and 60.05.20.8)***
- e. If in a Multiple Use or Commercial District, ground floor elevation window requirements (Standard 60.05.15.8).***

The proposed development is the modification of a parking lot and not an addition.

**Therefore, staff finds that the approval criterion is not applicable.**

- 6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted all documents related to this request for Design Review Two approval. No additional applications or documents are needed at this time.

**Therefore, staff finds that the proposal meets the approval criterion.**

## DESIGN STANDARD ANALYSIS

**60.05.15. Building Design and Orientation Standards.** *Unless otherwise noted, all standards apply in all zoning districts.*

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.15.1 Building articulation and variety</b>		
<i>A. Attached residential buildings in Residential zones shall be limited in length to 200 feet.</i>	The proposal does not include attached residential buildings.	<b>N/A</b>
<i>B.-C. Buildings visible from and within 200 feet of an adjacent street shall have a minimum portion of the street-facing elevation(s) and the elevation(s) containing a primary building entrance or multiple tenant entrances devoted to permanent architectural features designed to provide articulation and variety.</i>	The scope of work does not include structures.	<b>N/A</b>
<i>D. Detached and attached residential building elevations facing a street, common green, or shared court shall not consist of undifferentiated blank walls greater than 150 square feet in area.</i>	The proposal does not include detached or attached residential buildings.	<b>N/A</b>
<b>60.05.15.2 Roof forms</b>		
<i>C. All roofs with a slope of less than 4/12 pitch shall be articulated with a parapet wall that must project vertically above the roof line at least 12 inches or architecturally treated, such as with a decorative cornice.</i>	The scope of work does not include structures.	<b>N/A</b>
<b>60.05.15.3 Primary building entrances</b>		
<i>A. Primary entrances, which are the main points of entry where the majority of building users will enter and leave, shall be provide weather protection.</i>	The scope of work does not include structures.	<b>N/A</b>
<b>60.05.15.4 Exterior building materials</b>		
<i>B.-C. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zone a maximum of 30 percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza, or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances may be plain, smooth, unfinished concrete, concrete block, plywood, and sheet pressboard.</i>	The scope of work does not include structures.	<b>N/A</b>

<b>60.05.15.5 Roof-mounted equipment</b>		
<i>A.-B. All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties</i>	The scope of work does not include structures.	<b>N/A</b>
<b>60.05.15.6 Building location and orientation along streets in Commercial and Multiple Use zones</b>		
<i>A.-F. Buildings in Commercial zones shall occupy a minimum of percent street frontage. where a parcel exceeds 60,000 gross square feet.</i>	The scope of work does not include structures.	<b>N/A</b>
<b>60.05.15.7 Building scale along Major Pedestrian Routes</b>		
<i>A-C. The height of any portion of a building at or within 20 feet of the property line as measured from the finished grade at the property line abutting a Major Pedestrian Route shall be a minimum of 22 feet and a maximum of 60 feet.</i>	The scope of work does not include structures.	<b>N/A</b>
<b>60.05.15.8 Ground floor elevations on commercial and multiple use buildings</b>		
<i>A. Except those used exclusively for residential use, ground floor elevations visible from and within 200 feet of a public street, Major Pedestrian Route, or a public park, public plaza, or other public open space, and elevations that include a primary building entrance or multiple tenant entrances, shall have permanently treated with windows, display areas, or glass doorway openings.</i>	The scope of work does not include structures.	<b>N/A</b>
<b>60.05.15.9 Compact Detached Housing design</b>		
<i>A-L. Primary building entrances and porches accessing a primary entrance shall face streets, common greens, or shared courts and must meet the requirements of Section 60.05.15.3.</i>	The proposal does not include Compact Detached Housing.	<b>N/A</b>
<b>60.05.15.10 Ground floor elevations on eligible residential-only buildings</b>		
<i>A. Eligible residential-only buildings are building which are located within the portions of the RC-OT zoning district where the maximum standard height is 40 feet, as described in footnote 11 of Section 20.20.15 and illustrated in Figure A.</i>	The proposal does not include eligible residential-only buildings.	<b>N/A</b>

**60.05.20. Circulation and Parking Design Standards.** *Unless otherwise noted, all standards apply in all zoning districts.*

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.20.1 Connections to the public street system</b>		
<p><i>A. Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element.</i></p>	<p>Connections to abutting streets are existing. There is one (1) vehicular and one (1) pedestrian connection on S.W. Hall Boulevard and one (1) vehicular and one (1) pedestrian connection on S.W. Scholls Ferry Road. No current projects are identified along the frontages of S.W. Hall Boulevard and S.W. Scholls Ferry Road.</p>	<b>Yes</b>
<b>60.05.20.2 Loading areas, solid waste facilities, and similar improvements</b>		
<p><i>A.-E. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults, and similar activities shall be located in an area not visible from a public street or shall be fully screened from view from a public street.</i></p>	<p>The proposal does not include loading docks or loading zones.</p>	<b>N/A</b>
<b>60.05.20.3 Pedestrian circulation</b>		
<p><i>A. Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities except where one or more of the exceptions conditions exist.</i></p>	<p>The exceptions listed in 60.05.20.3.A are not applicable. The applicant's plans show Pedestrian connections to the abutting street system currently exist and the parking lot modification will connect the existing on-site paths to form one (1) continuous path from S.W. Scholls Ferry Road to the retail building entry, then through the modified portion of parking lot to connect to the path in front of the Jacksons Food Store which then connects to S.W. Hall Boulevard.</p>	<b>Yes</b>
<p><i>B. A reasonably direct walkway connection is required between primary entrances, which are the main points of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.</i></p>	<p>The applicant's plans show existing reasonably direct walkway connections are provided from the primary building entrances and the</p>	<b>Yes</b>

	abutting public right-of-way along SW Scholls Ferry Road.	
<i>C. A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of street frontage or for every eight aisles of vehicle parking if parking is located between the building and the street. A reasonably direct walkway shall also be provided to any accessway abutting the site. This standard may be waived when topographic conditions, man-made features, natural areas, etc., preclude walkway extensions to adjacent properties.</i>	The subject proposal is located along the site's SW Scholls Ferry Road frontage, which is approximately 263 feet in length. Two existing pedestrian connections are already provided along the frontage.	<b>Yes</b>
<i>D. Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees, and lighting, if not otherwise provided in the parking lot design.</i>	The new portion of pedestrian path is defined through the use of scored colored concrete to differentiate it from the asphalt pavement of the parking lot. Additionally, the path is kept clear through the use of bollards at the head of each parking stall, landscape islands at the end of parking, and lighted by the relocated site lighting poles.  Staff recommends a condition of approval to provide bollard between the head-in parking and the pedestrian walkways. The walkways are not raised and the bollards would protect pedestrians from cars pulling into the parking spaces.	<b>Yes w/ COA</b>
<i>E. Where pedestrian connections cross driveways or vehicular access aisles, a continuous walkway shall be provided and shall be composed of a different paving material than the primary on-site paving material.</i>	The new portion of the pedestrian path is constructed of scored colored concrete to clearly differentiate it as it crosses the drive aisle of the parking area.	<b>Yes</b>
<i>F. Pedestrian walkways shall have a minimum of five-foot wide unobstructed clearance and shall be paved with scored concrete or modular paving materials. In the event that the Americans with Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standards shall apply.</i>	The new portion of the pedestrian path is 6 feet wide and paved with scored colored concrete.	<b>Yes</b>
<b>60.05.20.4 Street frontages</b>		
<i>A. Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards.</i>	The parking lot modification is part of an existing fully developed site. The scope includes removal of a landscape throat that connects to	<b>Yes</b>



	the existing 4-foot perimeter landscape. The existing perimeter landscape is comprised of a concrete block retaining wall that gradually tapers from three (3) feet to finish grade as the off-site grades meet the on-site grades at the driveway. Approximately 60 feet of the perimeter landscape will be widened, the width will taper from approximately 12 feet at the edge of the driveway to four (4) feet to tie into the existing perimeter landscape. This modification will bring the perimeter landscape closer to compliance.	
<b>60.05.20.5 Parking area landscaping</b>		
<i>A. Landscaped planter islands shall be required one for every ten (10) contiguous parking spaces for all uses in Commercial and Multiple Use zones.</i>	Two (2) landscape islands have been provided for the 11 modified parking stalls, which exceeds the standard for uses in Commercial Zones.	<b>Yes</b>
<i>B. The island shall have a minimum area of 70 square feet, and a minimum width of 6 feet, and shall be curbed to protect landscaping.</i>	The two (2) islands are 6 feet wide and 18 feet long, for a total area of 108 square feet per island. Both islands provide one (1) 2.5 inch caliper "Doric Maple" tree.	<b>Yes</b>
<i>C. Linear raised sidewalks and walkways within the parking area connecting the parking spaces and on-site building(s) may be counted towards the total required number of landscaped islands</i>	A linear raised sidewalk is not proposed as part of the parking lot modification.	<b>N/A</b>
<i>D. Trees planted within required landscaped planter islands or the linear sidewalk shall be of a type and species identified by the City of Beaverton Street Tree List or an alternative approved by the City Arborist.</i>	The "Doric Maple" is an approved tree on the Beaverton Street Tree list for planters with a minimum of 4 feet of planting area. The planters have a minimum of 5-feet of planting area, which exceeds the minimum required for the "Doric Maple."	<b>Yes</b>
<b>60.05.20.6 Off-street parking frontages in Multiple Use zones</b>		
<i>A. Off-street surface parking areas shall be located to the rear or side of buildings.</i>	The subject site is located in a Commercial zone.	<b>N/A</b>

<b>60.05.20.7 Sidewalks along streets and primary building elevations in Commercial and Multiple Use zones</b>		
<i>A. A sidewalk is required on all streets: Except where approved through Sidewalk Design Modification (40.58), the sidewalk shall be a minimum of 10 feet wide and provide an unobstructed path at least five feet wide.</i>	There is an existing curb tight, 5-foot sidewalk on SW Scholls Ferry Road and SW Hall Boulevard. The applicant is not proposing changes to the sidewalk.	<b>N/A</b>
<i>B. A sidewalk or walkway internal to the site is required along building elevations that include a primary building entrance, multiple tenant entrances or display windows.</i>	The applicant's plans show an existing, five-foot wide, raised curb walkway adjacent to the existing building. The walkway will be maintained and a small portion of the internal walkway in front of the Jacksons Food Store is being regraded to ramp down to provide the new connection linking the two (2) existing pedestrian paths. The walkway will not be widened in order to tie into the existing walkway. The existing walkway complies with the requirement of a 5-foot minimum unobstructed path.	<b>Yes</b>
<b>60.05.20.8 Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Commercial, and Multiple Use zones</b>		
<i>A-B. Parking lot drive aisles that link public streets and/or private streets with parking stalls shall be designed as private streets consistent with the standard as described under Section 60.05.20.8.B.</i>	The drive aisles give direct access to perpendicular parking.	<b>Yes</b>
<b>60.05.20.9 Ground floor uses in parking structures</b>		
<i>A. Parking structures located on Major Pedestrian Routes shall incorporate one or more active retail or commercial uses other than parking at ground level along the entire portion of the structure fronting onto such routes.</i>	The proposal does not include parking structures.	<b>N/A</b>

**60.05.25. Landscape, Open Space, and Natural Area Design Standards.** Unless otherwise noted, all standards apply in all zoning districts.

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.25.1 Minimum landscape requirements for residential developments consisting of two or three units of Attached Housing or Compact Detached Housing</b>		
<i>A. All areas of the lot not occupied by structures or pavement shall be landscaped as defined in Section 60.05.25.4.</i>	The proposal does not include Attached Housing or Compact Detached Housing.	<b>N/A</b>
<b>60.05.25.2 Minimum landscape requirements for residential developments consisting of four to seven units of Attached Housing or Compact Detached Housing</b>		
<i>A-C. For Attached Dwellings, a minimum of 15% of the gross site area shall be landscaped as defined in Section 60.05.25.4.</i>	The proposal does not include Attached Housing or Compact Detached Housing.	<b>N/A</b>
<b>60.05.25.3 Minimum landscape requirements for residential developments consisting of eight or more units of Attached Housing or Compact Detached Housing</b>		
<i>A-J. Common open space shall consist of active, passive, or both open space areas, and shall be provided as follows.</i>	The proposal does not include Attached Housing or Compact Detached Housing.	<b>N/A</b>
<b>60.05.25.4 Additional minimum landscape requirements for Attached Housing and Compact Detached Housing</b>		
<i>A-F. All front yard areas and all required open space areas not occupied by structures, walkways, driveways, plazas, or parking spaces shall be landscaped.</i>	The proposal does not include Attached Housing or Compact Detached Housing.	<b>N/A</b>
<b>60.05.25.5 Minimum landscape requirements for non-residential developments and Mixed Use Developments</b>		
<i>A. A minimum portion of the total gross lot area shall be landscaped:  1. Conditional Uses in Residential districts and all uses in Commercial and Industrial districts, 15 percent.</i>	The proposal is located on a site currently developed with a gas station and commercial building and is approximately 0.89 acres in size which would require approximately 5,815 square feet of landscaping. The proposed project will provide approximately 7,133 square feet or 18.4 percent.	<b>Yes</b>
<i>B. The following minimum planting requirements for required landscaped areas shall be complied with. These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscape areas:</i>	The site has 7,133 square feet of landscaping and 9 trees are required, and 15 trees are provided. The two new trees have a minimum 2.5-inch caliper,. 18 shrubs are required on site and in addition to	<b>Yes</b>

<p>1. One tree shall be provided for every 800 square feet of required landscaped area. Evergreen trees shall have a minimum planting height of six feet. Deciduous trees shall have a minimum caliper of 1.5 inches at the time of planting.</p> <p>2. One evergreen shrub having a minimum mature height of 48 inches shall be provided for every 400 square feet of required landscaped area.</p> <p>3. Live ground cover consisting of low-height plants or shrubs or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark, or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than 25 percent of the required landscape area.</p>	<p>the existing shrub onsite the applicant is proposing 13 Kelsey Dogwood and 10 David Viburnum, evergreen shrubs in addition to ground cover.</p>	
<p>C. A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed, shall be counted toward meeting the minimum landscaping requirement, provided that the hard-surface portion of the plaza shall not exceed 25 percent of the minimum landscaping requirement for Conditional Uses in Residential districts, and shall be comprised of the following.</p>	<p>The applicant states a pedestrian plaza is not proposed.</p>	<b>N/A</b>
<p>D. All building elevations visible from and within 200 feet of a public street that do not have windows on the ground floor shall have landscaping along their foundation, which shall be counted toward the minimum landscaped requirement.</p>	<p>No structures are proposed with the project.</p>	<b>N/A</b>
<b>60.05.25.6 Common Greens</b>		
<p>The purpose of the following standards is to allow tracts designed to provide access for only pedestrians and bicycles to abutting properties.</p>	<p>The proposal does not include common greens.</p>	<b>N/A</b>

<b>60.05.25.7 Shared Courts</b>		
<p>The purpose of the shared court standards is to allow streets that accommodate pedestrians and vehicles within the same circulation area, while ensuring that all can use the area safely.</p>	<p>The proposal does not include shared courts.</p>	<b>N/A</b>
<b>60.05.25.8 Retaining walls</b>		
<p>Retaining walls greater than six feet in height or longer than 50 lineal feet used in site landscaping or as an element of site design shall be architecturally treated with contrasting scoring, texture, pattern, off-set planes, or different applied materials, or any combination of the foregoing, and shall be</p>	<p>The proposal does not include retaining walls.</p>	<b>N/A</b>

<i>incorporated into the overall landscape plan, or shall be screened by a landscape buffer.</i>		
<b>60.05.25.9 Fences and walls</b>		
<i>A.-E. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock, brick, or other durable materials.</i>	No fences or walls are proposed.	<b>N/A</b>
<b>60.05.25.10 Minimize significant changes to existing on-site surface contours at residential property lines</b>		
<i>A.-C. When grading a site within twenty-five (25) feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall minimally impacted.</i>	The subject site does not abut Residentially zoned property. There are no identified significant groves or trees within the vicinity of the development area.	<b>N/A</b>
<b>60.05.25.11 Integrate water quality, quantity, or both facilities</b>		
<i>Non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.</i>	Non-vaulted surface stormwater detention and treatment facilities are not required because the project does not meet the required thresholds.	<b>N/A</b>
<b>60.05.25.12 Natural areas</b>		
<i>Development on sites with City-adopted natural resource features such as streams, wetlands, significant trees, and significant tree groves, shall preserve and maintain the resource without encroachment into any required resource buffer standard unless otherwise authorized by other City or CWS requirements.</i>	The proposed development does not encroach into any required City-adopted natural resource features. The applicant submitted a Clean Water Services Sensitive Area Pre-Screening Site Assessment form which states that the proposed development will not significantly impact existing or potentially sensitive area(s) found near the site.	<b>N/A</b>
<b>60.05.25.13 Landscape buffering and screening</b>		
<i>All new development and redevelopment in the City subject to Design Review shall comply with the landscape buffering requirements of Table 60.05-2 and the following standards.</i>	The proposed development is on an existing developed site. The properties are bordered to the north and west by properties located in the city, under the same zoning designation. Therefore, a landscape buffer is not required. The property to the east and south are located in the City of Tigard and not	<b>N/A</b>

	landscape buffer is required in that case.	
<b>60.05.25.14 Community Gardens</b>		
<i>A-C. Community Gardens shall have a fence constructed of durable materials commonly used in the construction of fencing.</i>	The proposal does not include any Community Gardens.	<b>N/A</b>

**60.05.30. Lighting Design Standards.** *Unless otherwise noted, all standards apply in all zoning districts.*

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.30.1 Adequate on-site lighting and minimal glare on adjoining properties</b>		
<i>A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.</i>	The applicant's plans do not demonstrate compliance with the City's Technical Lighting standards (60.05), because a photometric plan was not submitted. Staff recommend a condition of approval requiring the applicant to demonstrate compliance with all applicable standard of Section 60.05.30.1-2 prior to Building permit issuance. If no building permit is required the plans must be submitted and approved prior to the start of construction.	<b>Yes, w/COA</b>
<i>B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.</i>	Lighting is proposed in vehicular circulation area and pedestrian circulation areas.	<b>Yes</b>
<i>C. Lighting shall be provided in pedestrian plazas, if any developed.</i>	The proposal does not include a pedestrian plaza.	<b>N/A</b>
<i>D.-E. Lighting shall be provided at building entrances.</i>	A structure is not proposed.	<b>N/A</b>
<b>60.05.30.2 Pedestrian-scale on-site lighting</b>		
<i>A. Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:</i>  <i>1. Fifteen feet in height for on-site pedestrian paths for travel.</i>	The applicant's plans show a variety of light fixtures are proposed within the development area. However, the applicant's plans do not clearly demonstrate compliance with all applicable Technical Lighting Standards. Therefore, staff	<b>Yes, w/ COA</b>

<p>3. <i>Thirty (30) feet in height for on-site vehicular circulation areas in non-residential zoning districts.</i></p> <p>5. <i>The height of the poles for on-site pedestrian ways and on-site vehicular circulation areas shall be measured from the site's finished grade.</i></p> <p>7. <i>The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.</i></p>	<p>recommend a condition of approval requiring the applicant to demonstrate compliance with all applicable standards of Section 60.05.30.1-2 prior to Site Development permit issuance.</p>	
<p><i>B. Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.</i></p>	<p>The applicant's plans show a variety of light fixtures are proposed within the development area. However, the applicant's plans do not clearly demonstrate compliance with all applicable Technical Lighting Standards. Therefore, staff recommend a condition of approval requiring the applicant to demonstrate compliance with all applicable standards of Section 60.05.30.1-2 prior to Building permit issuance.</p>	<p><b>Yes, w/COA</b></p>
<p><i>C. Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of 48 inches.</i></p>	<p>The applicant's plans show the use of two "path lights" however the applicant's materials do not indicate the height of these fixtures. Therefore, staff recommend a condition of approval requiring the applicant to demonstrate compliance with all applicable standards of Section 60.05.30.1-2 prior to Site Development permit issuance.</p>	<p><b>Yes, w/ COA</b></p>

**Recommendation**

Based on the facts and finding presented, staff recommend **APPROVAL** of **DR2020-0019 (Jacksons Parking Lot Modification)** subject to the applicable conditions identified in Attachment C.

**CONDITIONS OF APPROVAL**  
**Jacksons Parking Lot Modification**  
**DR2020-0190**

**Design Review Three (DR2019-0190)**

**A. Prior to building permit issuance or prior to commencement of construction, whichever is first, the applicant shall:**

1. Submit plans that show compliance with the Technical Lighting Standards for all onsite lighting. (Planning / SP)
2. Submit a revised site plan clearly noting the location of, as well as the standard specifications for, proposed bollards where head-in parking stalls are located next to pedestrian walkways as indicated in the applicant's response to BDC 60.55.25.10.E. (Transportation / KM)
3. Submit plans demonstrating that the short term and long-term bicycle parking spaces meet the bicycle parking design standards in the Engineering Design Manual, Section 340. (BDC 60.30.10.2.B.3) (Transportation / KM)
4. Site Development review will be required if site plan revisions results in additional new or modified impervious surface. If triggering stormwater requirements, a site development permit may be required and will need to provide construction plans and a drainage report demonstrating compliance with City surface water management requirements per City 2019 Engineering Design Manual, Resolution 4542, Section 530; and with CWS Resolution and Order 2019-22 for quantity control for conveyance capacity, hydromodification and quality treatment. Fee-in-lieu can be requested if development meets criteria set forth in City EDM Sections 190, table 530.1, and 530.1.A.4 and CWS Design & Construction Standards Section 4.03.7.a and 4.04.2.a. (Site Development Div. / CR)

**B. Prior to final inspection and final occupancy permit issuance of any building permit, the applicant shall:**

5. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit 2", except as modified and approved by the decision-making authority. (On file at City Hall). (Planning/SP)
6. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning/SP)