



CITY OF BEAVERTON
Planning Division
Community Development Department
Tel: 503-526-2420
www.beavertonoregon.gov

MEMORANDUM

City of Beaverton

Community Development Department

To: Interested Parties
From: City of Beaverton Planning Division
Date: December 8, 2021
Subject: *Notice of Decision for DR2021-0115*

Please find attached the Notice of Decision for **DR2021-0115 Walmart Remodel**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for DR2021-0115 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 DR2021-0115 Walmart Remodel is 4:30 p.m., December 20, 2021.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed by contacting the project planner, Brett Cannon at bcannon@beavertonoregon.gov. Note: The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Department 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.



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For more information about the case file, please contact Brett Cannon, Associate Planner, at (503) 350-4038.

Accessibility information: *This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact **Brett Cannon** by calling 711 **503-350-4038** or email bcannon@beavertonoregon.gov*

STAFF REPORT

Report date: December 8, 2021

Application/project name: Walmart Remodel

Application Numbers: DR2021-0115

Proposal: The applicant, Walmart Real Estate Business Trust, requests Design Review Two approval for relocation of the existing recycle center, three new parking spaces and a new pharmacy drive-thru lane under the existing canopy.

Proposal location: 9055 SW Murray Boulevard, specifically identified as Tax Lot 6400 on Washington County Tax Assessor's Map 1S129DA.

Applicant: Walmart Real Estate Business Trust

Recommendation: APPROVAL DR2021-0115, subject to conditions of approval.

Contact information:

City staff representative: Brett Cannon, Associate Planner
503-350-4038
bcannon@BeavertonOregon.gov

Applicant: John Phillips
Walmart Real Estate Business Trust
2914 SE I Street
Bentonville, AR 72712

Applicant representative: Amy Miles
Pb2 architecture + engineering
2809 Ajax Avenue Suite 100
Roger, AR 72758

Property owners: Walmart Real Estate Business Trust
2914 SE I Street
Bentonville, AR 72712



Existing conditions

Zoning: Community Service-CS

Site conditions: The area of work is located on a developed lot with a retail business.

Site Size: Approximately 8.88 acres.

Location: 9055 SW Murray Boulevard.

Neighborhood Association Committees: Sexton Mountain

Table 1: Surrounding uses

Direction	Zoning	Uses
North	Residential-5 (R5)	Residential and Open Space
South	Residential-2 (R2)	Residential
East:	Residential-7 (R7)	Residential
West:	Residential-5 (R5)	Residential

Application information

Table 2: Application summaries

Application	Application type	Proposal summary	Approval criteria location
DR2021-0115	Design Review Two	Relocation of the existing recycle center, three new parking spaces and a new pharmacy drive-thru lane under the existing canopy.	Development Code Section 40.20.15.2.C

Table 3: Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day	365-Day*
DR2021-0115	August 25, 2021	November 3, 2021	March 3, 2022	November 3, 2022

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Summary of Public Comment

A total of four public comments were received concerning the proposed modifications. Two of the comments were in favor of the proposed changes and two comments were opposed to the proposed changes. Those in favor of the project said it sounded great and progress is a part of life. Those opposed to the project voiced concerns about increases to traffic, noise and pollution that could negatively impact surrounding property values.

In Attachment A Facilities Review, staff has addressed concerns related to traffic and noise by incorporating findings within the Code Conformance table, specifically section 60.07 Drive Up Window Facilities.

The applicant has provided a queuing analysis for the proposed drive-thru pharmacy and staff has proposed a condition of approval for two parking spaces to be reserved for pharmacy drive-thru overflow if it occurs. Additionally, staff has proposed a condition of approval that the drive-thru speaker be set at no greater than 85 decibels at one meter. Staff hasn't addressed property valuation as it is not an applicable approval criterion.

Exhibit 1.1 Vicinity Map

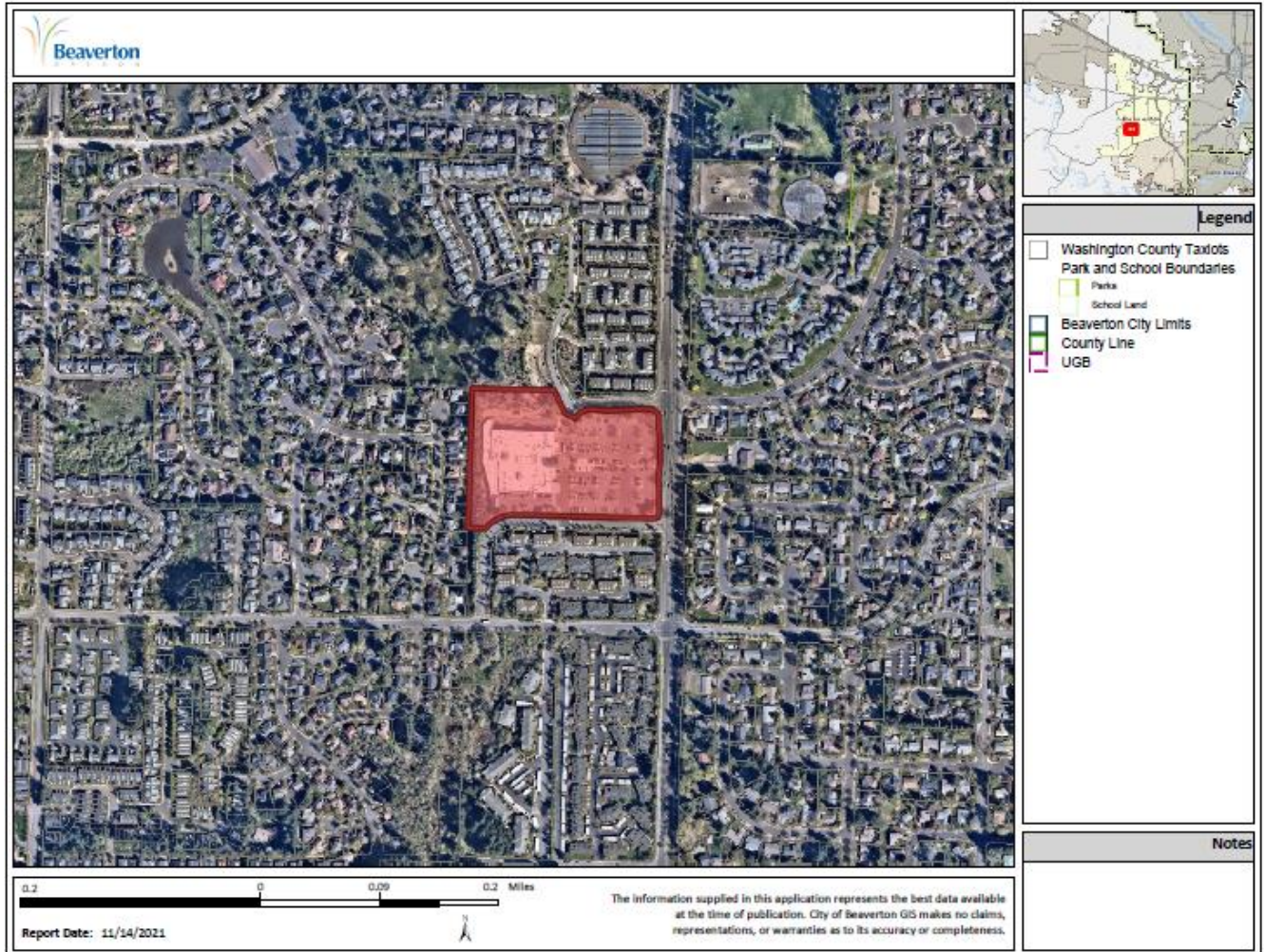


Exhibit 1.2 Zoning Map

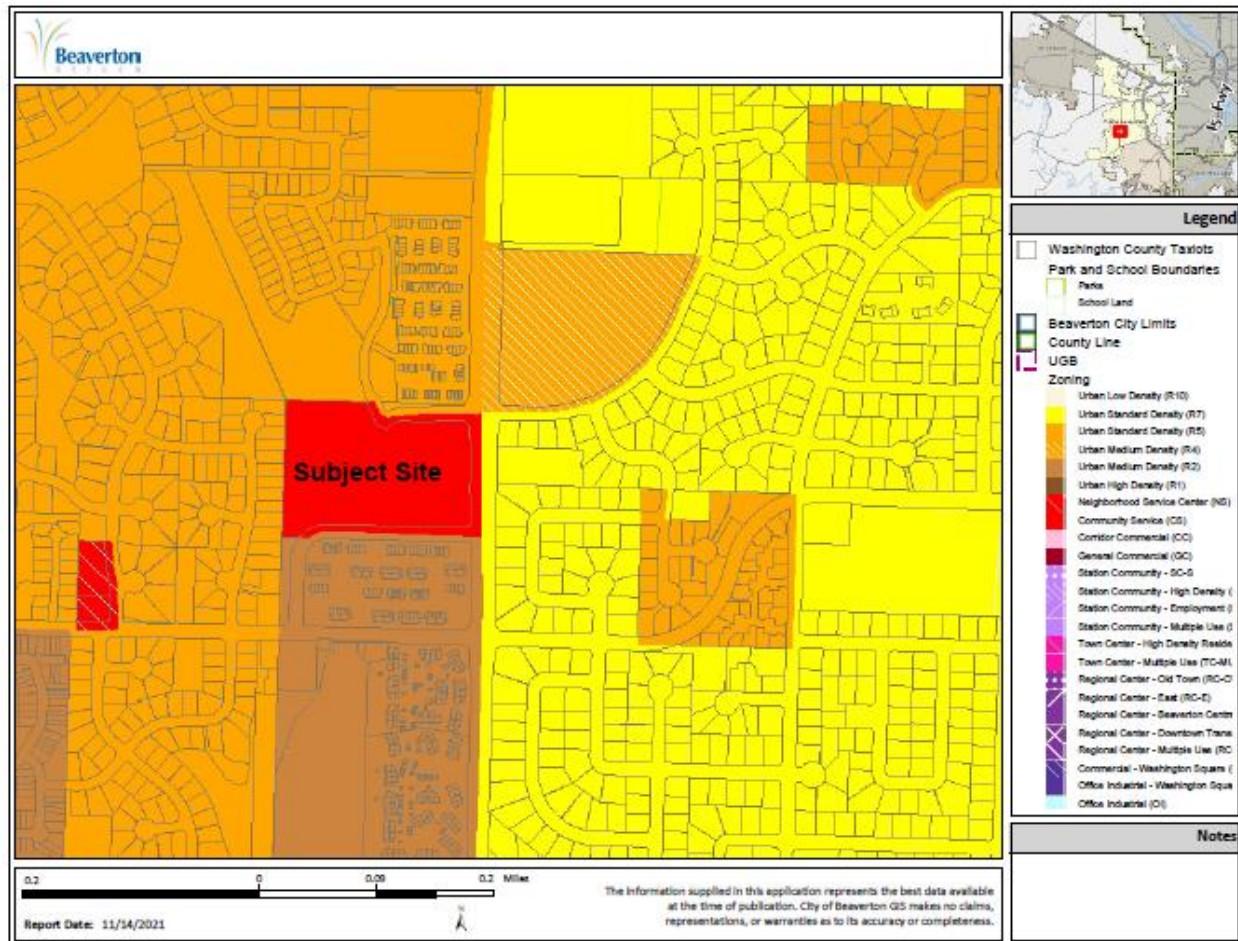


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Exhibits

Exhibit 1. Materials submitted by Staff

Exhibit 1.1 Vicinity Map (Page 4 of this report)

Exhibit 1.2 Zoning Map (Page 5 of this report)

Exhibit 2. Public Comment

Exhibit 2.1- Yi Yin

Exhibit 2.2- Michael Hess

Exhibit 2.3- David Luman

Exhibit 2.4- Deborah Tyler-Cook

Exhibit 3. Materials submitted by the Applicant

Exhibit 3.1 Application Package

Attachment A: FACILITIES REVIEW REPORT

TECHNICAL REVIEW AND RECOMMENDATIONS

Application: Walmart Remodel

Proposal: The applicant, Walmart Real Estate Business Trust, requests Design Review Two approval for relocation of the existing recycle center, three new parking spaces and a new pharmacy drive-thru lane under the existing canopy.

Recommendation: APPROVE DR2021-0115-Walmart Remodel

Finding: The Facilities Review Committee finds that the proposal complies with all technical approval criteria and therefore, the Committee recommends that the decision-making authority in approving the proposal, adopt the conditions of approval found at the end of this report.

Section 40.03 Facilities Review Committee:

The Facilities Review 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 a 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.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted application(s) as identified below:

- All twelve (12) criteria are applicable to the Design Review Two (DR2021-0115) application as submitted.

Section 40.03.1.A

Approval Criterion: *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.*

FINDING:

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water; public sanitary sewer; stormwater drainage, treatment, and retention; transportation; and fire protection.

Potable and Non-Potable Water: The property is served by City of Beaverton potable water service and the applicant has stated that the potable water services are adequate to service the proposed development. The property is not located within the South Cooper Mountain area, which is the only area of the City where properties can connect to the City's non-potable water service. The Committee finds that adequate potable public water service can be provided to the site to serve the proposed development and that connection to non-potable public water service is not required.

Sanitary Sewer: The property is served by City of Beaverton sanitary sewer service and the applicant has stated that the sanitary sewer services are adequate to service the proposed development. The site is served by an existing eight-inch sanitary main in SW Gordonite Drive. The Committee finds that adequate sanitary sewer service can be provided to the site and serve the proposed development.

Stormwater Drainage, Treatment, and Retention: The property is served by City of Beaverton storm sewer service and the applicant has stated that the storm sewer services are adequate to service the proposed development. The proposed improvements are modifying approximately 2,852 square-feet of impervious and pervious surfaces on site, which meets the threshold for a stormwater management report. The stormwater management report states the site is served by an existing public dry basin intended to serve the entire nine-acre site where the proposed improvements are taking place. drainage report. The site will continue to be served by the public dry basin after the completion of the proposed improvements. Pursuant to Clean Water Service's Design and Construction Section 4.03.5 the project qualifies as a Category 1 Small Project. In line with the standards of the section, the applicant proposes to pay the hydromodification fee-in-lieu to satisfy hydromodification requirements for the proposed improvements. Additionally, the applicant has provided a Clean Water Services Provider Letter stating the proposed development will not have an adverse impact on the stormwater drainage, treatment or retention in the area. An existing 12-inch storm drain in SW Murray Boulevard and a 21-inch storm drain in SW Gordonite Drive are able to serve the sites drainage load. The Committee finds that adequate stormwater drainage, treatment and retention service can be provided to the site to serve the proposed development.

Transportation: The subject site fronts SW Murray Boulevard to the east, SW Gordonite Road to the south and SW Maverick Terrace to the north. Vehicular access to the site is via SW Gordonite Road and SW Maverick Terrace. SW Murray Boulevard is classified as an Arterial, while both SW Gordonite Road and SW Maverick Terrace are classified as Local Streets. The applicant states that the existing Walmart building will remain a commercial use and no additional daily trips are expected to the site. The sites frontage is improved with sidewalks, so no frontage improvements will be required. Therefore, the Committee finds that adequate transportation service can be provided to the site to serve the proposed development.

Fire Protection: Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). The applicant has provided a Service Provider Letter from Deputy Fire Marshall Jeremy Foster approving the proposed development subject to a final inspection by TVF&R. Therefore, the Committee finds that adequate fire protection service can be provided to the site to serve the proposed development.

For these reasons, the Committee finds that critical facilities and services related to the proposed development are available with adequate capacity to serve the development.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.B

Approval Criterion: 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.

FINDING:

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.

Schools: The proposed development is within the boundaries of the Beaverton School District. No new dwelling units are proposed as part of the development and the property will continue to operate as a commercial use. Therefore, the Committee finds that the proposal will not affect the existing school capacity.

Transit Improvements: The subject site is located adjacent to TriMet’s Bus Line 62-Murray Boulevard. Bus Line 62 runs on an open circuit from Washington Square to Sunset Transit Center, along Scholls Ferry, Murray, Hocken, Cornell, Schaltzman and Barnes, during the weekday morning and evening rush hours. Therefore, the Committee finds that there are adequate transit services to serve the proposed development.

Police Protection: The City of Beaverton Police Department will continue to serve the development site. As of the date of this report, Beaverton Police have not provided comments or recommendations to the Committee. Therefore, the Committee finds that adequate police protection service can be provided to the site to serve the proposed development.

Pedestrian and Bicycle Facilities: The site’s existing pedestrian on-site facilities connect to SW Murray Boulevard, SW Gordonite Road and SW Maverick Terrace. The applicant

proposes to improve the pedestrian connection on the south side of the existing development to ensure safe connections from the buildings entrance to SW Gordonite Road. These connections are proposed to be improved with scored concrete, clearly delineating the pedestrian path across the vehicle lane on the south end of the parking lot. There are sidewalks on SW Murray Boulevard, SW Gordonite Road and SW Maverick Terrace. The proposed improvements will not alter the existing vehicle and bicycle lanes on SW Murray Boulevard, nor the existing shared vehicle and bicycle lanes SW Gordonite Road and SW Maverick Terrace. Therefore, the Committee finds that adequate pedestrian and bicycle facilities can be provided to the site to serve the proposed development.

For these reasons, the Committee finds that essential facilities and services related to the proposed development are available with adequate capacity to serve the development.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.C

Approval Criterion: *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).*

FINDING:

The site is zoned CS- Community Service. The Committee refers to the Chapter 20 use and site development requirements table at the end of this report, which evaluates the project as it relates to applicable code requirements of Chapter 20 (Land Uses). Staff will provide findings for the Design Review Two request within the applicable section of the staff report. As demonstrated in the table, the development proposal is consistent with all applicable provisions of Chapter 20 (Land Uses).

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.D

Approval Criterion: *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.*

FINDING:

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 (Special Requirements).

Section 60.30 Off-Street Parking: Per Beaverton Development Code (BDC) Section 60.30.10.5 a site located in the Community Service zone, with a retail use and located in Parking Zone A, the minimum parking ratio requirement for motor vehicles is 3.3 parking spaces per 1,000 square feet of gross floor area and the maximum parking ratio is 5.1 spaces per 1,000 square feet of gross floor area. The applicant states the existing building is approximately 61,158 square feet which would require a minimum of 201 parking spaces and a maximum of 324 parking spaces. Exhibit 3.1 (Applicant Package) includes the proposed site indicating the total parking spaces will number 317 spaces. Therefore, the proposed off-street parking spaces are in conformance with Section 60.30.10.5.

Per BDC Section 60.30.10.5.B, the minimum short-term bicycle parking for a retail use/shopping center is 1 space per 12,000 square feet of gross floor area. Therefore, the required short-term bicycle parking spaces for the site would be 10 spaces. The applicant states there is currently 12 short-term bicycle parking spaces located near the primary entrance of the building.

Per BDC Section 60.30.10.5.B, the minimum long-term bicycle parking for a retail use/shopping center is 1 space per 12,000 square feet of gross floor area. The applicant states there is currently an on-site storage area within the building's stockroom. The proposed scope of work is limited to relocation of the existing recycle center, three new parking spaces and a new pharmacy drive-thru lane under the existing canopy. The long-term bicycle parking area is not being altered, therefore, the bicycle parking area is not being reviewed with this application

Section 60.55 Transportation Facilities: The applicant states that building is currently operating as retail use and wishes to expand its online pick-up and pharmacy drive-thru capabilities. The proposed development is for the relocation of the existing recycle center, three new parking spaces and a new pharmacy drive-thru lane under the existing canopy. The building/site will continue to be used as retail center and no additional trips are expected as a result of the proposed development. Therefore, the threshold for a full traffic impact analysis or traffic management plan is not required.

Per BDC Section 60.55.25.1 Street and Bicycle Pedestrian Connection Requirements, the applicant states the frontages on SW Gordonite Drive and SW Maverick Terrace are designated as local streets that have sidewalks with curbs and planter strips to provide for safe pedestrian circulation and have shared vehicular and bicycle access. SW Murray Boulevard is designated as an Arterial with portion of the frontage having sidewalks with curbs and planter strips and the remaining frontage having curb tight sidewalks. There are bicycle lanes on either side of side of right of way providing separate travel lanes for

vehicles and bicycles in both directions along SW Murray. No new streets or right-of-way improvements are proposed as part of this development.

Per BDC Section 60.55.25.4 Street and Bicycle Pedestrian Connection Requirements, the applicant states no new bicycle connections are proposed to the boundary of the parcel with this development. A new pedestrian path across the southern parking lot is proposed to enhance the pedestrian connectivity from the primary entrance of the building to SW Gordonite Drive.

Per BDC Section 60.55.25.6 Street and Bicycle Pedestrian Connection Requirements, the applicant states there is access to safely cross SW Murray Boulevard at the intersection with SW Maverick Terrace. The intersection utilizes traffic controls for both pedestrians and vehicles. There is also a pedestrian crosswalk on SW Gordonite Drive located adjacent to the southern vehicle access point.

Per BDC Section 60.55.25.10.A. Pedestrian Circulation, the applicant states walkways are available to the public via the buildings primary entrance and SW Maverick Terrace and SW Murray Boulevard. The existing walkways between SW Maverick Terrace and SW Murray Boulevard aren't proposed for modification with this project. The applicant proposes an enhanced pedestrian pathway which will connect the primary entrance to SW Gordonite Drive near the proposed online pickup parking spaces.

Per BDC Section 60.55.25.10.B. Pedestrian Circulation, the project site has greater than 300 feet of frontage along SW Maverick Terrace, SW Murray Boulevard and SW Gordonite Drive. There are existing walkways accessing the site along all three frontages. Additionally, the applicant proposes a new five-foot wide pathway to enhance the connection to the primary building entrance via SW Gordonite Drive.

Per BDC Section 60.55.25.10.C-G Pedestrian Circulation, the applicant states a new walkway will be constructed connecting the primary entrance with the sidewalk on SW Gorodite Drive. The new walkway crosses an area in the southern parking, on the western end of a bay of parking spaces to minimize crossings where vehicles operate and is properly illuminated to meet the 0.5 foot-candle level as seen on the lighting plan.

For these reasons, the Committee finds that the proposed development is consistent with the applicable provisions of Chapter 60.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.E

Approval Criterion: *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.

FINDING:

The applicant states that the proposed and existing facilities on site will continue to be maintained. The Committee finds that the proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.F

Approval Criterion: *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.*

FINDING:

The applicant states that safe and efficient vehicular and pedestrian circulation is already provided on site and will continue to be provided with the proposal. The applicant proposes to provide an additional pathway connecting the primary entrance to the sidewalk on SW Gordonite Drive. The new pathway meets City of Beaverton standards for width, materials, lighting, and separation from vehicle traffic.

The changes to the existing pharmacy drive-thru are the only change to the vehicular circulation patterns. The applicant has provided a traffic queuing study demonstrating the drive-thru lane will offer approximately 60 feet of storage capacity prior to vehicle spill over into the primary circulation area of the site. The 60 feet of vehicle storage equates to the storage of three personal vehicles. The City of Beaverton's Traffic Engineer has reviewed the queuing analysis and finds that the proposed site plan and improvements to the drive-thru pharmacy will provide safe and efficient vehicular and pedestrian circulation.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.G

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

FINDING:

The Committee incorporates the findings for Approval Criterion 40.03.1.F, above, and finds that the development's on-site vehicular and pedestrian circulation systems will connect to the surrounding circulation systems in a safe, efficient, and direct manner. The parking lot provides vehicle access via SW Maverick Terrace and SW Gordonite Road. Pedestrian access is provided via existing pathways along SW Maverick Terrace, SW Gordonite Road and SW Murray Boulevard. The access to SW Gordonite Road is being enhanced via the proposed pathway crossing the southern area of the parking lot near the proposed new online pickup parking spaces. By providing the new pathway connecting the primary building entrance to SW Gordonite Drive and making no changes to any of the existing vehicular or pedestrian systems, the project site will continue to connect to the existing circulation system.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.H

Approval Criterion: *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.*

FINDING:

Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R staff has reviewed the proposed development's site plan and endorsed the proposal as indicated by TVF&R permit 2021-0105, which can be found in Exhibit 3.1 Applicant Materials. The Committee finds that the site can be designed in accordance with City codes and standards and provide adequate fire protection.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.I

Approval Criterion: *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.*

FINDING:

The applicant states that the proposed improvements will be constructed in compliance with adopted City codes and standards. Compliance with vision clearance, lighting, and glazing standards will provide protection from crime and accidents. The existing fencing and landscape buffers on the west and south portions of the site will provide enhanced

security. Additionally, the Committee finds that review of the construction documents at the Building Permit stage will ensure protection from hazardous conditions due to inadequate, substandard, or ill-designed development.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.J

Approval Criterion: *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.*

FINDING:

The applicant states that no changes to the existing grade or contours will take place on the site. Modifications to the existing pavement near the existing recycle center is proposed once it is demolished, but it will not modify any existing contours of the site. Additionally, the modifications to pavement will not negatively impact the existing stormwater system or neighboring properties.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.K

Approval Criterion: *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.*

FINDING:

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code, and other standards as required by the ADA. The proposed pathway is ADA compliant and provides continuous, uninterrupted access to the primary building entrance via SW Gordonite Drive. Committee finds that review of the proposed plans at the Building Permit and Site Development stage is sufficient to guarantee compliance with accessibility standards.

The applicant states that the proposed pathway will meet Beaverton Development Code, which either meet or exceed all standards required by the American Disabilities Act (ADA).

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.L

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

FINDING:

The applicant submitted the Design Review Two Application on August 25, 2021. Staff deemed the project complete on November 3, 2021. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements identified in Section 50.25.1 are contained within this proposal.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements

Community Service-CS Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.10.20			
Retail Trade	Permitted Use	The applicant proposes re-location of a recycling center, new parking spaces and a new drive-thru lane for the pharmacy.	See DR Findings
Development Code Section 20.10.15			
Minimum Parcel Area	7,000 Square Feet	8.88 Acres	YES
Minimum Lot Dimensions	Width: 70 Feet	Approximately 462 feet	YES
	Depth: 100 Feet	Approximately 740 feet	
Minimum Yard Setbacks	Front: None	Approximately 420 feet	YES
	Side: 10 feet	Approximately 45 feet	
	Rear: 20	Approximately 52 feet	
Maximum Building Height	80 feet	Approximately 31 feet	YES

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards,	Requirements for new development and redevelopment.	The applicant proposes relocation of the recycle center, three new parking spaces and a new lane for the drive-thru	Yes, see DR Findings

Development Code Section 60.07			
Drive-Up Window Facilities	Requirements for drive-up, drive-through, and drive-in facilities.	The applicant proposes a new drive-thru lane to facilitate a drive-thru pharmacy. See findings to individual standards below.	YES, w/COA
60.07.10.1	Access and egress to the Drive-through feature are from an on-site drive aisle or other on-site circulation facility, not a public street.	The applicant's plans show direct access and egress to the drive-thru feature are provided from an on-site drive-aisle and not a public street.	YES
60.07.10.4	Financial and other commercial establishments providing drive-up window facilities which do not provide for walk-in customer service (i.e., not allowing transactions within the structure) shall provide for safe, convenient and readily accessible exterior walk-up window service, such as an automatic teller machine, at any time during regular business hours.	The proposed development includes walk-in customer services, therefore, this standard is not applicable.	N/A
60.07.10.5	The design of the stacking area shall allow customers' vehicles to leave the stacking line for emergency reasons.	The applicant's plans show a by-pass drive-aisle is provided along the stacking line.	YES
60.07.10.6	On-site parking for walk-in customers shall be designed to be readily accessible to all public entrances to the building and to provide safe, convenient access.	The applicant's plans show the site has existing pedestrian connections from a bay of parking stalls on the south of the building and to the eastern parking lot. The proposal includes a new pedestrian facility connecting SW Gordonite Drive with the primary building entrance.	YES
60.07.10.7	Establishments having drive-up window facilities shall have sufficient stacking area to ensure that public rights-of-way and shared access driveways are not	The applicant has provided a queuing analysis indicating three vehicles are able to stack in the drive-thru lane, which is the queuing's 85 th percentile	YES, w/COA

obstructed.

capacity based on similar sites identified in the study. Staff proposes a condition of approval that two parking spaces in the vicinity of the drive-thru pharmacy lane be reserved for overflow parking in the event vehicles would stack in the shared driveway.

60.07.10.8

Communication's sound system shall not exceed a measurement of 55 decibels at the adjoining property line.

The applicant's plan indicates the ordering point is located approximately 102 feet (31.1 meters) from the nearest property line along SW Gordonite Road. The applicant has provided an acoustical specification sheet indicating the maximum level of specification for loudness is 90 decibels (db) at 3.1 feet (one meter). The applicant states most of the systems are set in the 72-76 db range at one meter. Based on the inverse square law, 85 db is the maximum specification of loudness to satisfy 55 decibels at 102 feet. Staff proposes a condition of approval that the communication sound system speaker be set at a volume no greater than 85 decibels at one meter.

YES, w/COA

Development Code Section 60.10

Floodplain Regulations

Requirements for properties located in floodplain, floodway, or floodway fringe.

The site is not located within a floodplain.

N/A

Development Code Section 60.11

Food Cart Pod Regulations

Requirements for food carts and food cart pods.

No food cart pods are proposed.

N/A

Development Code Section 60.12

Habitat Friendly and Low Impact Development

Optional program offering various credits available for use of specific Habitat Friendly

No Habitat Friendly or Low Impact Development credits are

N/A

Practices or Low Impact Development techniques. requested.

Development Code Section 60.15

Land Division Standards	On-site contouring within 25 feet of a property line within or abutting any residentially zoned property.	Minimal grading is proposed as part of the proposed project and no on-site contour changes will occur.	N/A
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Development Code Section 60.20

Mobile and Manufactured Home Regulations	Requirements for the placement of mobile and manufactured homes.	No mobile or manufactured homes are proposed.	N/A
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Development Code Section 60.25

Off-Street Loading Requirements	Minimum: One Maximum: Dependent upon square footage of development.	No additional square footage is proposed for the site; therefore, off-street loading berths aren't subject to the proposed modifications.	N/A
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Development Code Section 60.30

Off-Street Motor Vehicle Parking	Minimum: 201 Spaces Maximum: 324 Spaces	Refer to the Facilities Review Committee findings herein.	Yes
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CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
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Development Code Section 60.30

Required Bicycle Parking	Short-term: 12 spaces. Long-term: 12 spaces	Refer to the Facilities Review Committee findings herein.	Yes
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Development Code Section 60.33

Park and Recreation Facilities and Service Provision	Requirements for annexing property to THPRD.	The site is already within THPRD's boundaries.	N/A
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Development Code Section 60.35

Planned Unit Development	Development and design principles for Planned Unit Developments.	No Planned Unit Development is proposed.	N/A
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Development Code Section 60.40

Sign Regulations	Requirements for signs.	No signs are proposed	N/A
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Development Code Section 60.45

Solar Access Protection	Solar access requirements for subdivisions and single-family homes.	No subdivisions or single-family homes are proposed.	N/A
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Development Code Section 60.50

Accessory Uses and Structures	Requirements for accessory uses and structure.	No accessory uses or structures are proposed.	N/A
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Development Code Section 60.55

Transportation Facilities	Requirements pertaining to the construction or reconstruction of transportation facilities	Refer to the Facilities Review Committee findings herein.	YES
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Development Code Section 60.60

Trees and Vegetation	Regulations pertaining to tree removal and preservation.	No trees are proposed for removal or preservation.	N/A
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Development Code Section 60.65

Utility Undergrounding	Requirements for placing overhead utilities underground.	No overhead utilities are impacted by the proposed project.	N/A
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Development Code Section 60.67

Significant Natural Resources	Regulations pertaining to wetlands and riparian corridors.	The site does not contain any significant natural resources.	N/A
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Development Code Section 60.70

Wireless Communication Facilities	Regulations pertaining to wireless facilities.	No wireless communication facilities are proposed.	N/A
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Attachment B: DESIGN REVIEW TWO DR2021-0115

ANALYSIS AND FINDINGS FOR DESIGN REVIEW TWO APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **DR2021-0115**, subject to the applicable conditions identified in Attachment C.

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.

FINDING:

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.

Conclusion: Therefore, staff finds that by meeting the conditions of approval the proposal meets the Facilities Review Committee approval criteria.

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 the 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:

Section 40.20.15.2.C.1

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

FINDING:

The applicant proposes the demolition and relocation of the existing recycle center, new paving areas for three new parking spaces and a new pharmacy drive-thru lane under the existing canopy. Threshold number seven of Design Review Two reads “Any new or change to existing on-site vehicular parking, maneuvering, and circulation area which adds paving.” Therefore, the application meets Threshold number seven for Design Review Two.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.20.15.2.C.2

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

FINDING:

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

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.20.15.2.C.3

Approval Criteria: The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.

Finding:

Pursuant to Section 50.25.1, the application package includes all of the necessary submittal requirements.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.20.15.2.C.4

Approval Criteria: The proposal is consistent with all applicable provisions of Sections 60.05.15. through 60.05.30. (Design Standards).

Finding:

The proposal involves the demolition and relocation of the existing recycle center, three new parking spaces and a new pharmacy drive-thru lane under the existing canopy.

Staff cites the findings in the Design Review Standard Analysis chart (Table 4) in this report which evaluate the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the chart provides a summary response to design review standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

Conclusion: Therefore, staff finds that the proposal will meet the criterion for approval by meeting the conditions of approval.

Section 40.20.15.2.C.5

Approval Criteria: 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 additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:

Finding:

The proposal involves the demolition and relocation of the existing recycle center, three new parking spaces and a new pharmacy drive-thru lane under the existing canopy. Staff cites the Design Review Standard Analysis chart which evaluates the proposal's compliance with Design Review Standards. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

Conclusion: Therefore, staff finds that the proposal will meet the criterion for approval by meeting the conditions of approval.

Section 40.20.15.2.C.6

Approval Criteria: The proposal complies with grading standards outlined in Section 60.15.10 or approved with an Adjustment or Variance.

Finding:

The application does not propose grading subject to the standards outlined in Section 60.15.10 of the Development Code.

Conclusion: Therefore, staff finds that the proposal is not applicable.

Section 40.20.15.2.C.7

Approval Criteria: and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

Finding:

The applicant has submitted all documents related to this request for Design Review Two approval.

Conclusion: Therefore, staff finds that the proposal will meet the criterion for approval by meeting the conditions of approval.

Table 4: Section 60.05 Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Design and Orientation		
60.05.15.1.B Buildings visible from and within 200 feet on an adjacent street...the street-facing elevation(s) and the elevation(s) containing a primary building entrance.	The existing building has a primary entrance which faces SW Murray Boulevard. The proposal includes the demolition and relocation of the existing recycle center, three new parking spaces and a new pharmacy drive-thru lane under the existing canopy. Modifications are not proposed to any street facing elevations within 200 feet of an adjacent street or those containing primary entrances.	N/A
60.05.15.1.C.1 Maximum 40' spacing between permanent architectural features.	The proposal includes the demolition and relocation of the existing recycle center, three new parking spaces and a new pharmacy drive-thru lane under the existing canopy. No change is proposed to permanent architectural features.	N/A
Roof Forms		
60.05.15.2 Roof Forms	No new roof forms are proposed.	N/A
Primary Building Entrances		
60.05.15.3 Primary Building Entrances	No changes to the existing covered primary building entrance are proposed with this project.	N/A
Exterior Building Materials		
60.05.15.4.C Foundations	No changes to the existing foundation are proposed with this project	N/A
Roof-Mounted Equipment		
60.05.15.5.A through C Equipment screening	No new rooftop equipment is proposed.	N/A
Building Location and Orientation along Streets in MU and Com. Districts		

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.15.6.A-F Street frontage Multiple Use Zones	The proposal is located in the Community Service (CS) zone. The proposal includes the demolition and relocation of the existing recycle center, three new parking spaces and a new pharmacy drive-thru lane under the existing canopy. The proposal doesn't include any additional square footage to the existing building or modifications to existing landscaping. The site has frontage on three streets, none of which are classified as Major Pedestrian Routes. Since the existing structure isn't proposing additional square footage or additional structures, building frontage requirements are not applicable.	N/A
Building Scale along Major Pedestrian Routes		
60.05.15.7.A through C	The site is not located on a Major Pedestrian Route	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A-B Glazing and Weather Protection	The proposal includes the demolition and relocation of the existing recycle center, three new parking spaces and a new pharmacy drive-thru lane under the existing canopy. No changes are proposed to the existing structures glazing and all existing weather protection features will remain in place.	N/A
Compact Detached Housing Design		
60.05.15.9.A-K	Compact Detached Housing is not proposed.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	The applicant demonstrates on sheet C2 Overall Site Plan and Wayfinding Signage how the proposed pedestrian pathways connect to the existing pedestrian systems on SW Gordonite Drive, SW Murray Boulevard and SW Maverick Terrace. No changes to the motor vehicle or bicycle connection system are proposed.	YES
Loading Areas, solid waste facilities and similar improvements		

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.2.A-E	No changes to the existing loading areas and solid waste facilities are proposed.	N/A
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	The site currently has pedestrian pathways linking SW Maverick Terrace, SW Murray Boulevard and SW Gordonite Drive with building entrances and parking areas. As shown on Sheet C3 Site Plan, a new pedestrian pathway will be installed to enhance the pedestrian connection of the southern parking lot to the primary building entrance and SW Gordonite Drive. No changes are proposed to the existing connections.	YES
60.05.20.3.B Direct walkway connection	As seen on Sheet C2 the existing pedestrian pathways connect the primary building entrance directly to SW Gordonite Drive, SW Murray Boulevard and SW Maverick Terrace. The proposed pedestrian pathway will provide access from the southern parking lot to the primary building entrance. Pedestrians can access the public bus stop on the corner of SW Maverick Terrace and SW Murray Boulevard using the existing sidewalks abutting the site.	YES
60.05.20.3.C Walkways every 300'	The site has approximately 730 feet of frontage on SW Gordonite Drive, 420 feet on SW Murray Boulevard and 391 feet on SW Maverick Terrace. As seen on Sheet C2 there are two existing pedestrian walkways accessing the site via SW Maverick Terrace and SW Gordonite Drive. There is one pedestrian walkway accessing the site via Murray Boulevard. No changes are proposed to the pedestrian walkways accessing the site.	YES
60.05.20.3.D Physical separation	The applicant proposes a new pedestrian pathway/crosswalk in the southern parking drive aisle. The crosswalk will be perpendicular to the drive aisle. No changes are proposed to the existing pedestrian pathways which are adjacent to and parallel to vehicle traffic.	N/A
60.05.20.3.E Distinct paving	The applicant proposes a new pedestrian pathway/crosswalk in the southern parking drive aisle. The proposed pathway will be constructed of concrete to differentiate it	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	from the existing asphalt parking lot surface.	
60.05.20.3.F 5' minimum width	The applicant states the pedestrian pathway/crosswalk pedestrian walkway is a minimum of five feet and will be paved with scored concrete (Sheet C3). The proposed pathway meets ADA standards.	YES
Street Frontages and Parking Areas		
60.05.20.4.A.1-2	The proposal includes the demolition and relocation of the existing recycle center, three new parking spaces and a new pharmacy drive-thru lane under the existing canopy. The existing buffer between the parking area where the proposed changes are occurring, and the right of way (SW Gordonite Drive) will remain.	N/A
Parking and Landscaping		
60.05.20.5.A-D	The proposed changes include three new parking spaces and an associated landscape planter as the new parking spaces would have created a contiguous row of 15 spaces. The proposed landscape planter is between stalls 8 and 9 of to meet the minimum requirement of one landscape planter for every 10 contiguous spaces. The applicant proposes to plant one Autumn Brilliance Serviceberry, which is on the City's approved tree list.	YES
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6.A 50% Max on MPR 1 65% Max on MPR 2	The site is not located in Multiple-Use District	N/A
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A -B Required sidewalk/internal pathway widths	The proposal includes the demolition and relocation of the existing recycle center, three new parking spaces and a new pharmacy drive-thru lane under the existing canopy. As seen on Sheet C3 the internal pathway under the canopy is being reduced from approximately 20 feet to the minimum allowed width of 10 feet to provide the required emergency bypass lane for the proposed drive-thru pharmacy. No changes are proposed to the existing sidewalks	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	fronting SW Maverick Terrace, SW Murray Boulevard or SW Gordonite Drive.	
Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts		
60.05.20.8.A		
Drive aisles to be designed as public streets, if applicable	The existing drive aisles provide access to perpendicular parking spaces.	N/A
Ground Floor uses in parking structures		
60.05.20.9		
Parking Structures	No parking structures are proposed.	N/A

Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
60.05.25.1-4		
Residential minimum landscaping.	The site is not a residential development.	N/A
Minimum Landscaping		
60.05.25.5.A		
Non-residential minimum landscaping.	No changes to existing landscaping are proposed.	N/A
60.05.25.5.B		
Non-residential minimum landscaping. Planting Requirements	No changes to existing landscaping are proposed.	N/A
60.05.25.5.C		
Non-residential minimum landscaping. Pedestrian Plazas	No changes to existing landscaping are proposed.	N/A
60.05.25.5.D		
Landscaping along foundations	No changes to existing landscaping are proposed.	N/A
Retaining Walls		
60.05.25.8		
Retaining Walls	The proposal does not include any retaining walls.	N/A
Fences and Walls		
60.05.25.9.A through E		
Materials	The proposal does not include any fences or walls.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	The proposal does not include any grading adjacent to abutting properties.	N/A
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of facilities	The proposal does not include any modifications to water quality or quantity facilities.	N/A
Natural Areas		
60.05.25.12 No encroachment into buffer areas.	No natural areas exist on site	N/A
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts	The proposed project doesn't modify any of the existing landscape buffers.	N/A

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1-2. Lighting complies with the City's Technical Lighting Standards	The proposal includes the demolition and relocation of the existing recycle center, three new parking spaces and a new pharmacy drive-thru lane under the existing canopy. The applicant states no additional lighting is proposed and no existing lighting will be modified by the proposal. Staff proposes a condition of approval that the applicant provide a photometric plan in the area of the new parking spaces and proposed drive-thru pharmacy to ensure compliance with the City's Technical Lighting Standards	YES, w/ COA

Attachment C: Conditions of Approval

Application: Walmart Remodel

Recommendation: DR2021-0115

Finding: The Facilities Review Committee finds that the proposal complies with all technical approval criteria and therefore, the Committee recommends that the decision-making authority in approving the proposal, adopt the following conditions of approval:

Design Review Two (DR2021-0115)

A. General Conditions:

1. Final decision shall expire in accordance with the provisions of Section 50.90 of the Development Code unless the approval is enacted either through construction or establishment of use within the two (2) year time period or extended under the provisions of Section 50.93. (Planning/BC)
2. The pharmacy drive-thru's communication sound system speaker shall be set at a volume no greater than 85 decibels at one meter.

B. Prior to issuance of a site development grading permit, the applicant shall:

3. Submit the required plans, application form, fee, and other items needed for a complete site development permit application (Site Development Div. / CR)
4. Have the applicant for the subject property guarantee grading and site paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div. / CR)
5. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. These submittals will go to City for processing to Clean Water Services. (Site Development Div. / CR)
6. Provide an erosion control plan showing best management practices needed per Clean Water Services Standard Drawing #945. Make provisions for installation of all mandated erosion control measures prior to site disturbance of 500 square feet or more. These shall be maintained and replaced as necessary during the duration of the project to prevent sediment laden run-off from leaving the site. (Site Development Div. / CR)

7. 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)
8. Pay any required storm water system development charges (storm water quality, quantity, hydromodification and overall system conveyance) for the new impervious area proposed. (Site Development Div. / CR)
9. Submit to the City a Stormwater Management Worksheet for the proposed project's net new impervious area proposed for any common areas prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas. In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site and individual lots/tracts. (Site Development Div. / CR)
10. Any changes to approved grading must meet provisions of Beaverton Code 9.05.110 and 9.05.115, no grading can occur within 10 feet of a property line or half the height of the vertical embankment created, whichever is greater. This applies to all exterior property boundaries of the proposed project. (Site Development Div. / CR)
11. Provide a photometric study in the area of development depicting compliance with the City's Technical Lighting Standards found in Table 60.05-1 of the Beaverton Development Code.

C. Prior to building permit issuance, the applicant shall:

12. Provide a revised site plan indicating two reserved overflow pharmacy drive-thru parking spaces nearest the drive-thru entrance. (Planning/BC)
13. Submit a complete site development grading permit application and obtain the issuance of site development grading permit from the Site Development Division. (Site Development Div. / CR)
14. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form

inspection from the Building Division. (Site Development Div. / CR)

15. If required by OAR 918-780-0040, submit proposed private plumbing plans to the City Building Division for review. If private sewer systems crossing lot lines and within a private easement is proposed, please submit plumbing permit application to the Building Division. Drainage within covered areas shall be piped as approved by the City Building Division. (Site Development Div. / CR)

D. Prior to final inspection, the applicant shall:

16. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div. / CR)
17. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / CR)

E. Prior to release of performance security, the applicant shall:

18. Have completed the site development improvements as determined by the City Engineer. The project shall meet all outstanding conditions of approval as determined by the City. (Site Development Div. / CR)
19. A 2-year Maintenance Security will be required at 25 percent of the cost of performance bond. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount. It is released 2 years after project acceptance following the correction of any identified defects. (Site Development Div. / CR)