



Community Development Department
Current Planning Division
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MEMORANDUM

City of Beaverton
Community Development Department

To: Interested Parties
From: City of Beaverton Planning Division
Date: July 26, 2019
Subject: DR2019-0022 / LD2019-0006 Hertz Rental Car Parking Lot

Please find attached the Notice of Decision for **DR2019-0022 / LD2019-0006 Hertz Rental Car Parking Lot**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decisions for DR2019-0022 / LD2019-0006 (Hertz Rental Car Parking Lot), 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 DR2019-0022 / LD2019-0006 Hertz Rental Car Parking Lot, is 4:30 p.m., August 7, 2019.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed at the Beaverton Planning Division, Community Development Department, 4th Floor, Beaverton Building/City Hall; 12725 SW Millikan Way between 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays. For more information about the case file, please contact Sierra Peterson, Associate Planner, at (503) 526-2652.

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 **Sierra Peterson** by calling 711 **503-526-2652** or email **speterson@beavertonoregon.gov**



STAFF REPORT

DATE: July 26, 2019

TO: Interested Parties

FROM: Sierra Peterson, Associate Planner

PROPOSAL: **Hertz Rental Car Parking Lot**

LOCATION: 13935 SW Farmington Road, flag lot fronting on SW Farmington Road, west of SW 142nd Avenue.
Tax Lots 1004 and 1100 of Washington County Assessor's Map 1S116BD

ZONING: General Commercial (GC)

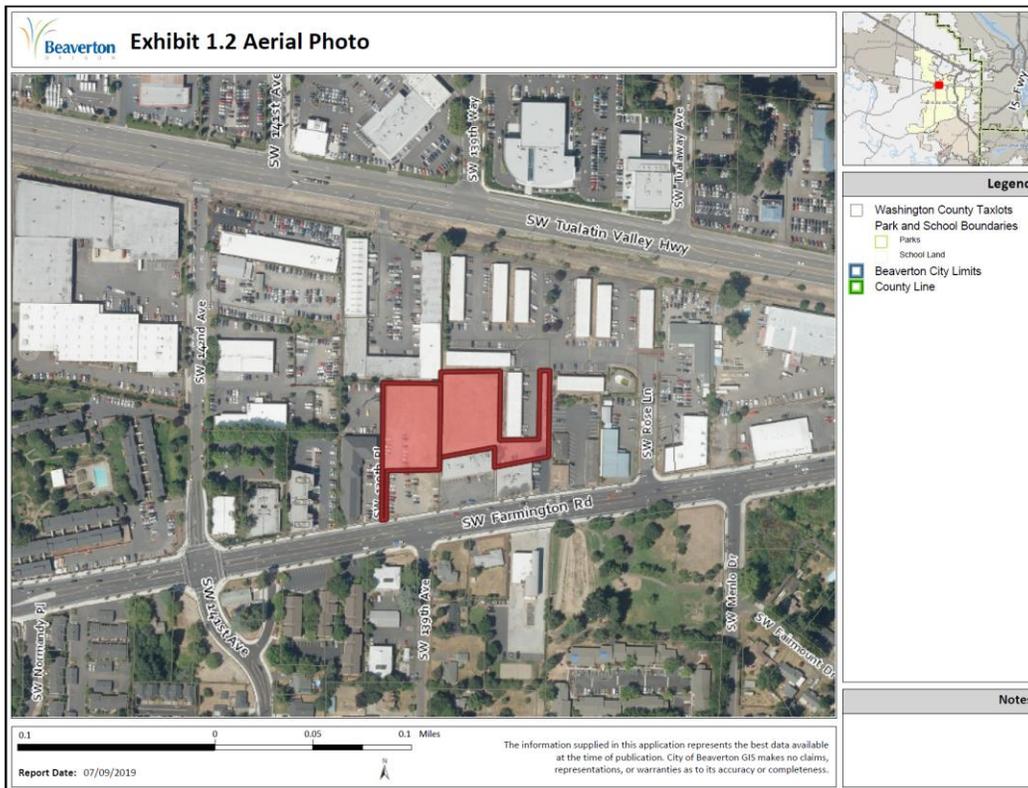
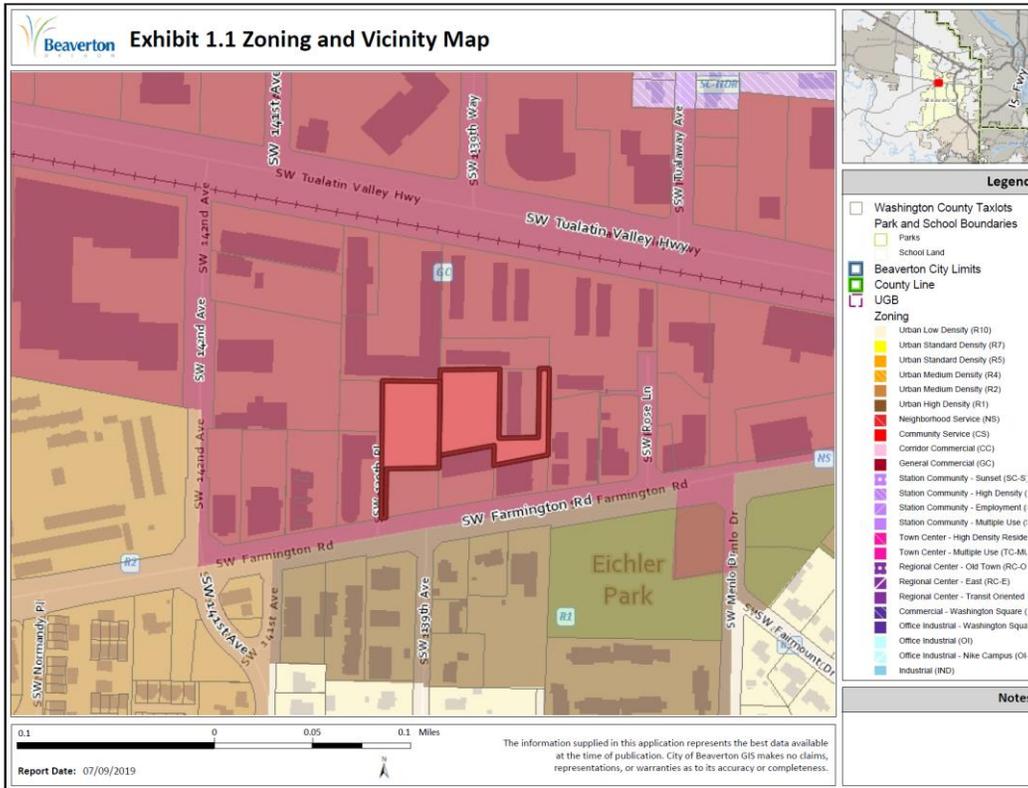
SUMMARY: The applicant, JPR Consulting, requests Design Review Two approval for the construction of a rental car parking lot only accessible to Hertz employees and, Replat 1 to consolidate two existing lots.

PROPERTY OWNER: Elkridge Estates Properties
P.O. Box 1824
Beaverton, OR 97075

APPLICANT'S REPRESENTATIVES: JPR Consulting
14512 NW Oak Shadow Court
Portland, OR 97229

RECOMMENDATION: **APPROVAL of DR2019-0022 / LD2019-0006 Hertz Rental Car Parking Lot, subject to conditions identified at the end of this report.**

ZONING/VICINITY/AERIAL MAP



BACKGROUND FACTS

Key Application Dates:

Application	Submittal Date	Deemed Complete	120-Day*	365-Day**
LD2019-0006	February 8, 2019	June 3, 2019	October 3, 2019	June 4, 2020
DR2019-0022	March 28, 2019	June 3, 2019	October 3, 2019	June 4, 2020

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

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Existing Conditions:

Zoning	General Commercial	
Current Development	Vacant Land	
Site Size	Approximately 1.78 acres	
NAC	Central Beaverton	
Surrounding Uses	<u>Zoning:</u> North: General Commercial South: General Commercial (abutting) and Urban High Density (across the street) East: General Commercial West: General Commercial	<u>Uses:</u> North: Automotive Service and Attached Residential South: Retail (abutting) and Residential (across the street) East: Attached Residential West: Service Businesses and Religious Worship

DESCRIPTION OF APPLICATIONS AND TABLE OF CONTENTS

	PAGE No.
Attachment A: Facilities Review Committee Technical and Recommendation Report	FR 1-10
Attachment B: DR2018-0164 <i>Design Review Two</i>	DR 1-10
Attachment C: LD2019-0006 <i>Replat One</i>	LD 1- 4
Attachment D: Conditions of Approval	COA 1-6

Exhibits:

Exhibit 1: Zoning / Vicinity / Aerial Map

Exhibit A: Applicant Materials – Plans

Exhibit B: Applicant Materials – Lighting and Fixture Details

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
DR2019-0022/LD2019-0006
HERTZ RENTAL CAR PARKING LOT**

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 Director's Decision, 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 for Approval will be reviewed for all criteria that are applicable to the applications as identified below:

The proposal is for a Design Review Two approval for the construction of a rental car vehicle storage parking lot only accessible to Hertz employees and, Replat 1 to consolidate two existing lots.

- 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.***

FINDING:

Critical facilities and services, as defined by Chapter 90 of the Development Code, include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

Water, Sewer, Storm Water

There are critical facilities available to serve the existing maintenance yard can serve the proposed development. The City of Beaverton will continue to be the water service provider. The City will be the storm drainage and sanitary sewer provider for the site and the city utilities are sufficient to support the new improvements. The project landscape architect and civil engineer have prepared plans for landscaping and site grading. A service provider letter from Clean Water Services has been provided with the application stating that the project will not significantly impact the existing or potentially sensitive areas.

Transportation

The proposal is to construct a new rental car parking lot only accessible for Hertz employees. The project does not meet the threshold for a Traffic Impact Analysis nor require off-site improvements.

Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R).

Staff finds that the proposed development will provide the required critical facilities, as conditioned.

Therefore, staff finds that 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.***

FINDING:

Essential facilities and services, as defined by Chapter 90 of the Development Code, include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities.

The proposed use is a rental car parking lot and does not include the construction of new structures other than a new security gate at the entrance to the parking lot. As a non-residential use, it will not generate additional improvements or impact school capacity. Tri-Met provides transit service to the site with bus line 52 approximately 500 feet to the east and 350 feet to the west. The use will not require additional transit service. The City of Beaverton Police Department will provide service to the site and the project will not require additional protection services beyond the current level of service.

The project does not provide any pedestrian and bicycle facilities within the rental car parking lot; however, the project does have pedestrian facilities on the adjacent property to the west which will provide the primary access to the parking lot. A conditions of approval has been added to the project requiring an internal pedestrian walkway connection between the existing building on the adjacent property to the west and the new parking lot across the drive aisle will be provided for the Hertz employees (see discussion in Subsection F). As the improvements are not anticipated to incur additional trips to the site or require additional bicycle parking spaces, no off-site pedestrian or bicycle improvements are proposed. Staff finds essential facilities and services are available to serve the proposed development.

Therefore, staff finds that by satisfying the conditions of approval the proposal will meet 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).***

FINDING:

The property is zoned General Commercial (GC). Vehicle rentals and storage yards are permitted uses in this zone. The site complies with the minimum land area, minimum lot dimension, and minimum setback requirements for the GC zone. Staff also refers to the table summary for Chapter 20 development standards hereto.

Therefore, staff 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.***

FINDING:

Staff cites the findings in the Code Conformance Analysis Chart, at the end of the report, which evaluates the project as it relates to applicable Code requirements of Chapter 60. Staff will address Section 60.05. (Design Standards) to the separate findings prepared for Design Review Two. The applicant's response to D simply states that all applicable provisions of Chapter 60, primarily under Section 60.05, are addressed and met through the findings addressed as part of the narrative and plans.

Section 60.15 of the Development Code specifies that land division applications, including Replat 1 applications, adhere the specific grading standards when grading a site within 25 feet of a residentially zoned property. The proposed grading plan is minimal, with limited grading to the parking area and to manage stormwater on-site.

Section 60.30 of the Development Code specifies a minimum and maximum number of required off-street vehicle and bicycle parking spaces. The required number of vehicle parking spaces is a ratio based on the number of vehicles per 1,000 square feet of gross floor area. There are three uses on site including a service business (Hertz), place of worship (Westside Chapel), and an office and warehouse use (Kennedy Plumbing). The parking ratios are as follows:

- Service Business - 3 parking spaces for every 1,000 square feet
- Places of Worship – 0.25 parking spaces per seat at maximum occupancy
- Office – 2.7 parking spaces for every 1,000 square feet
- Storage Warehouse – 0.3 parking spaces for every 1,000 square feet

The proposed project would require a minimum of 33 parking spaces for all uses on site. The proposed project would require a minimum of 27 parking spaces during the weekdays for Hertz and Kennedy Plumbing. The proposed project would require a minimum of 14 parking spaces during the weekend for Hertz and Westside Chapel, as the chapel is only open on Sunday and Kennedy Plumbing is closed. The site contains 46 parking spaces for employees and visitors and 91 parking spaces for rental car parking in the new lot. The project provides more than the required 33 parking spaces.

Additional bicycle facilities are not required onsite because bicycle parking ratios are based on the gross floor area under roof, of all of the floors of a building. The project does not proposed the construction of new floor area; therefore, no additional bicycle parking is required.

In summary of the above, staff finds the proposal to meet all applicable facility review provisions of chapter 60 by meeting the conditions of approval at the end of this report.

Therefore, staff finds that the proposal will meet 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.***

FINDING:

The applicant states that Hertz and the property owner will be responsible for the development and maintenance of the site. The proposal does not prevent the property owner from adequately maintaining the site. Staff finds that adequate means can be provided to ensure continued and periodic maintenance.

Therefore, staff 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.*

FINDING:

The proposed project is located on a site that takes primary access from SW Farmington Road through the adjacent property to the west. The Hertz customer service area and employee and customer parking is located at 13985 SW Farmington Road on the property to the west of the subject project site. The existing site to the west does not have pedestrian facilities across the existing drive aisle to access the new parking area. To ensure safe pedestrian access to the new parking lot for rental cars, a reasonably direct walkway connection is required between primary entrances and pedestrian destinations. 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 and shall have a minimum of five (5) foot wide unobstructed clearance. The material 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. A condition of approval has been added to the project requiring a pedestrian walkway from the existing pedestrian sidewalk adjacent to the building to the new parking lot across the existing drive aisle.

The applicant states that the new parking lot for rental cars has been designed to meet the minimum requirements for parking space dimensions; however, they do not intend to stripe the rental yard because the parking lot will operate as a valet lot. Only Hertz employees will access the yard to retrieve rental cars for customers via a gated entrance. This approach will reduce the need to have striping as all employees will utilize a vehicle storage system that works best for a typical valet type use.

Staff finds that that the proposed improvements will provide safe and efficient circulation patterns that are consistent with the use of the site.

Therefore, staff finds that by meeting the conditions of approval the proposal will meet 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.*

FINDING:

The applicant states the existing parking lot connects to the adjacent arterial (SW Farmington Rd) through the adjacent lot west of the subject property in a safe, efficient, and direct manner. The adjacent lot to the west has an existing driveway and pedestrian connection to the public right-of-way that will be maintained. Sidewalks are connected to the building frontage via an existing 22'-wide

pedestrian pathway adjacent to the building and an existing four-foot wide pedestrian path to the public sidewalk. The subject lot will not have an independent connection to surrounding circulation systems. The details of the proposed parking and circulation approach is discussed in the Circulation and Parking Standards below (60.05.20.1).

Therefore, staff finds that 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.

FINDING:

The Deputy Fire Marshal has reviewed the proposal and finds that the application as conditioned, will meet the intent of the fire code for fire department access to and through the entire site. The internal fire protection facilities and structures will be reviewed as part of the building permit application.

Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet 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.

FINDING:

All structures and facilities serving the site will be design in accordance with adopted City codes and standards. Compliance with vision clearance and lighting will provide protection from crime and accidents. A security gate will be placed across the entrance to the new parking lot for the rental cars. Construction documents for building and site development permitting will be reviewed to ensure protection from hazardous conditions.

Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet 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.

FINDING:

There is minimal grading is proposed with this project and thereby not expected to affect neighboring properties. Staff has reviewed the preliminary proposed grading plan and finds no adverse effect on neighboring properties, public right-of-way or the public storm water system.

Therefore, staff 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.***

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 American Disabilities Act (ADA). Compliance with ADA requirements are reviewed with the Building Permit application. The City of Beaverton Development Code requires that all pedestrian walkways have a minimum width of five feet. The pedestrian walkway to the public right-of-way is four feet; however, this is not proposed to be modified with this project and may be maintained. All other on-site walkways are paved, unobstructed, at least five feet wide, have a less than five percent slope in the direction of travel and have a two percent cross-slope. Staff finds that review of the proposed plans at Site Development and Building Permit stages are sufficient to guarantee compliance with accessibility standards.

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

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

FINDING:

The applicant submitted the land use applications on February 8, 2019 and was deemed complete on June 19, 2019. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

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

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements General Commercial (GC) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.05.20			
Vehicle Rental Storage Yard Use	Vehicle rental storage yard is a permitted use.	Hertz Car Rental is proposing a rental car parking lot that is only accessible by Hertz employees and not open to customers or the public.	Yes
Development Code Section 20.05.15			
Minimum Lot Area	7,000 square feet	The replat will result in the consolidation of two existing parcels: Parcel 1: 0.76 acres Parcel 2: 1.02 acres Total: 1.78 acres	Yes
Yard Setbacks Minimums: Front Side Rear	20-feet 10-feet 20 feet	The project does not propose any buildings.	N/A
Maximum Building Height	60 feet	The project does not propose any buildings.	N/A

Chapter 60 Special Requirements
General Commercial (GC) Zoning District Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The proposal is to construct a new parking lot for rental cars, accessed by Hertz employees.	See DR Findings
Development Code Section 60.15 – Land Division Standards			
On-Site Surface Contouring	More than 10 feet and up to and including 15 feet from property line: Maximum of six (6) foot slope differential from the existing or finished elevation of the abutting property.	There will be minimal grading adjacent to the new parking lot for a new low scale landscape berm and grading for site drainage.	Yes
Significant Trees and Groves	0 to 10 feet from the trunk of a significant tree or grove: No change in pre-development ground elevation.	The existing grade will be substantially maintained with minimal grading for the landscaping, drainage and parking lot drainage. The site and adjacent properties do not include any significant trees or groves.	N/A
Development Code Section 60.30 – Off-Street Parking			
Off-street motor vehicle parking	<p>Parking as a Principal Use: No parking ratio.</p> <p>Adjacent Property to the west:</p> <p>Service Business (Hertz): Minimum: 3.0 parking spaces per 1,000 square feet of gross floor area, or 8 parking spaces</p> <p>Maximum: 5.1 parking spaces per 1,000 square feet of gross floor area, or 13 parking spaces</p> <p>Places of Worship (Westside Chapel) Minimum: 0.25 parking spaces per seat at maximum occupancy, or 6 parking spaces</p>	The proposed project would require a minimum of 33 parking spaces for all uses on site. A minimum of 27 parking spaces would be required during the weekdays for Hertz and Kennedy Plumbing. The proposed project would require a minimum of 14 parking spaces during the weekend for Hertz and Westside Chapel, as the chapel is only open on Sunday and Kennedy Plumbing is closed. The site contains 46 parking spaces for employees and visitors and 91 parking spaces for rental car parking in the new lot. The project	Yes

	<p>Maximum: 0.6 parking spaces per seat at maximum occupancy, or 13.2 parking spaces</p> <p>Office (Kennedy Plumbing) Minimum: 2.7 parking spaces per 1,000 square feet of gross floor area, or 17 parking spaces</p> <p>Maximum: 3.4 parking spaces per 1,000 square feet of gross floor area, or 21 parking spaces</p> <p>Warehousing (Kennedy Plumbing) Minimum: 0.3 parking spaces per 1,000 square feet of gross floor area, or 2 parking spaces</p> <p>Maximum: 0.4 parking spaces per 1,000 square feet of gross floor area, or 2 parking spaces</p>	provides more than the required 33 parking spaces.	
Off-street bicycle parking	Parking as a Principal use does not require bicycle facilities.	The applicant's proposal includes new short term bicycle parking on the adjacent property to the west; however, these are not required.	N/A
Development Code Section 60.55 – Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	N/A
Development Code Section 60.60 – Trees and Vegetation			
Tree and Vegetation	Regulations pertaining to the pruning, maintaining, and migration/replacement of on-site trees.	Refer to Facilities Review findings herein.	N/A
Development Code Section 60.65 – Underground Utility			
Underground Utilities	Regulations pertaining to the requirement of placing utilities underground.	All new services and utilities shall be placed underground pursuant to the conditions of approval.	

**ANALYSIS AND FINDINGS FOR
DESIGN REVIEW TYPE TWO APPROVAL
HERTZ RENTAL CAR PARKING LOT
DR2019-0022**

Section 40.20.05. Design Review Applications; 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 insuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development.

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.**

FINDING:

The applicant proposes a new rental car parking lot with associated circulation areas, accessible by car rental company employees only. Therefore, this proposal meets Threshold 7, below, and is subject to Design Review Two application review.

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 criterion for approval.

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

FINDING:

The applicant paid the required associated fee for a Design Review Two application.

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

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

FINDING:

The applicant submitted the application on February 8, 2019 and was deemed

complete June 3, 2019. In the review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

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

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

FINDING:

Staff cites the findings in the Design Review Standard Analysis chart 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.

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

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

FINDING:

The proposed car rental parking lot is a new facility and not addition or modification of an existing development. The property is currently vacant (grass field).

Therefore, staff finds the criterion approval 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.

FINDING:

The applicant has submitted this Design Review Two application with a Land Division application for a Replat One. Concurrent review of the applications satisfies this criterion. The Design Review Two is dependent upon Replat One approval; therefore, staff recommends a condition of approval requiring the approval of the Replat One application. No other applications are required of the applicant at this stage of City review.

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

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2019-0022 (Hertz Rental Car Parking Lot)**, subject to the conditions below (Attachment D).

Design Review Standards Analysis

Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
60.05.15.1.B and C Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion...30% articulation and variety	No buildings are proposed with this project.	N/A
Roof Forms		
60.05.15.2.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 twelve (12) inches or architecturally treated	No buildings are proposed with this project	N/A
Primary Building Entrances		
60.05.15.3 Weather protection for primary entrance	No buildings are proposed with this project	N/A
Exterior Building Materials		
60.05.15.4.B Maximum 30% of primary elevation to be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard	No buildings are proposed with this project	N/A
60.05.15.4.C Non-residential foundation	No buildings are proposed with this project	N/A
Roof-Mounted Equipment		
60.05.15.5.A - C Equipment screening	No buildings are proposed with this project	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.B Building occupancy on street frontage requirement	No buildings are proposed with this project	N/A
60.05.15.6.C Buildings shall be located no farther than 20 feet from the property line	No buildings are proposed with this project	N/A
60.05.15.6.D-F Major Pedestrian Route	No buildings are proposed with this project	N/A
Building Scale along Major Pedestrian Routes		
60.05.15.7 Building scale	The site is not located along a major pedestrian route.	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A.3 Glazing required	No buildings are proposed with this project	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	Access to SW Farmington Road will be taken from the existing sidewalk on the abutting property to the west, consistent with the Comprehensive Plan Transportation Element. The project includes on-site pedestrian, bicycle, and vehicle circulation systems that will utilize these existing connections to public street systems.	YES
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A Screen from public view	No trash and recycling facilities are proposed.	N/A
60.05.20.2.B-D Loading docks and loading zones	No loading docks or outdoor storage areas are proposed with this application. No chain-link fence screening is proposed.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.2.E Loading vehicles	Loading is not an activity associated with the car rental parking lot.	N/A
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	<p>There are existing pedestrian connections on the abutting property to the west where the subject property will be taking access for vehicular and pedestrian access. The existing sidewalk connects with the abutting public street system, consistent with the Comprehensive Plan Transportation Element.</p> <p>The new parking lot can be accessed from the public right-of-way through the adjacent lot to the west and a new pedestrian walkway across the drive aisle.</p>	YES
60.05.20.3.B Direct walkway connection	The project does not include a new building, therefore there is no primary entrance.	N/A
60.05.20.3.C Walkways every 300'	The development site has approximately 12 feet of street frontage because this is a flag lot. The primary access will be through the abutting property to the west, which has approximately 114 feet of street frontage. The existing frontage and building location will be maintained and provides for one pedestrian walkway.	YES
60.05.20.3.D Physical separation	<p>The subject property includes a car rental parking lot that is only accessible to the rental car company employees and does not provide physically separation of pedestrian walkways. Since this area is not open to the public or customers, the company will manage the access and safety of this parking lot.</p> <p>Customers and the general public will access the site on the abutting lot to the west, which has existing parking and separated walkway that will be maintained.</p>	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.3.E Distinct paving	Where proposed pedestrian routes for car rental employees to cross drive aisles, they will be constructed of a contrasting material; sidewalks will be concrete and drive aisles will be constructed of asphalt. A condition of approval has been added requiring the paving be constructed of a contrasting material.	YES – w/ COA
60.05.20.3.F 5' minimum width	Proposed sidewalks through the site will have at least 5 feet of unobstructed width. A condition of approval has been added requiring the paving be a minimum of 5-feet in width.	YES – w/ COA
Street Frontages and Parking Areas		
60.05.20.4.A Screen from public view	No surface parking is proposed to abut a public street with this application.	N/A
Parking and Landscaping		
60.05.20.5.A-D Parking area landscaping	The private parking lot is not required parking; therefore, parking lot landscaping is not required.	N/A
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6 Off-street parking frontages	The site is not located on a Major Pedestrian Route and does not include detached residential development.	N/A
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A-B Required sidewalk widths	Sidewalks that are internal to the site all meet the 10-foot minimum requirement. The public sidewalk on SW Farmington Road is a curb tight sidewalk that will be maintained. Improvements in the public right-of-way are not proposed or required.	Yes
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-B Drive aisles to be designed as public streets, if applicable	The driveway will not be developed as a public street.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Ground Floor uses in parking structures		
60.05.20.9 Parking structure	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		
60.05.25.5.A.1 Minimum landscape 15%	The total landscaped area of the site is 27,000 square feet of landscaping which is 34.8 percent of the site, where 11,630 square feet is required.	YES
60.05.25.5.B Planting Requirements	All new landscaping has been designed to meet the minimum landscaping requirements including: 36 trees where 15 trees are required. The landscape plan provides a list of shrubs, but not the number of proposed shrubs. A condition of approval has been added requiring that one, shrub be planted for every 400 square feet of required landscaping, which equals 29 evergreen shrubs. 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.	YES – w/ COA
60.05.25.5.C Pedestrian Plaza	A pedestrian plaza is not proposed.	N/A
60.05.25.5.D Foundation Landscaping	No buildings are proposed with this project.	N/A
Retaining Walls		
60.05.25.8 Retaining Walls	No retaining walls are proposed with this application.	N/A
Fences and Walls		
60.05.25.9.A and B Fences and Walls	Fencing or screen walls are not proposed. The landscaping plan provides landscape screening around the perimeter of the storage yard. A double swing bar security gate is proposed at the storage yard access which will be closed and locked during	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	non-operating hours.	
60.05.25.9.C Masonry walls	No masonry walls are proposed with this application.	N/A
60.05.25.9.E Fence Heights	No fences or wall are proposed in a required front yard or along collector or arterial streets.	N/A
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10.A-B Minimize grade changes	The proposal does not change existing on-site surface contours at residential property lines.	N/A
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of facilities	No non-vaulted surface stormwater detention and treatment facilities with a side slope greater than 2:1 are proposed between a street and the front of an adjacent building.	N/A
Natural Areas		
60.05.25.12 No encroachment into buffer areas.	No streams, wetlands, significant trees and significant tree groves are located on or near the subject site.	N/A
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts or non-residential use in the residential zone.	The site is zoned GC and abuts other GC zoned properties. No buffer areas are required.	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.A-E Lighting Design Standards	As shown on the photometric plan, lighting will be provided throughout vehicle and pedestrian circulation areas in the proposed parking lot. The photometric plan provides candle-foot measurements which meets the requirements.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Pedestrian-scale on-site lighting		
60.05.30.2.A-C Pedestrian Lighting	The applicant provided cut sheets for the lighting fixtures for the pole-mounted luminaires. The pole mounted luminaires are 25-feet in height, where 30 foot light poles are allowed for on-site vehicular circulation areas in non-residential zoning districts.	YES

**ANALYSIS AND FINDINGS FOR
REPLAT ONE APPROVAL
HERTZ RENTAL CAR PARKING LOT
LD2019-0006**

Section 40.45.05 Land Division Applications; Purpose

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of land within the City of Beaverton.

Section 40.45.15.2.C Approval Criteria

In order to approve a Replat One 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 application satisfies the threshold requirements for Replat One.*

FINDING:

The applicant proposes to consolidate two lots that comprise the site into one legal lot. The two lots are within a single existing plat.

- 1. The reconfiguration of lots, parcels, or tracts within a single existing plat that decreases or consolidates the number of lots, parcels, or tracts in the plat*

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

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

FINDING:

The applicant has paid the required application fee for a Replat One application.

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

3. *The proposed Replat does not conflict with any existing City approval, except the City may modify prior approvals through Replat process to comply with current Code standards and requirements.*

FINDING:

The proposed application would not conflict with an existing City approval.

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

- 4. Oversized parcels (oversized lots) resulting from the Replat shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed lots and future potential development on oversized lots. Easements and rights-of-way shall either exist or be provided to be created such that future partitioning or subdividing is not precluded or hindered, for either the oversized lot or any affected adjacent lot.**

FINDING:

An oversized parcel is defined in Chapter 90 as:

“A lot which is greater than twice the required minimum lot size allowed by the subject zoning district.”

The GC zone has a minimum lot size of 7,000 square feet, therefore, this would be considered an oversized parcel. The replat will result in a rectangular shaped parcel with access through the abutting western lot. A condition of approval requires that the applicant record an access agreement with the abutting property owner securing permanent access to the subject parcel. The proposed lot does not preclude or hinder future development of the site.

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

- 5. Applications that apply the lot area averaging standards of Section 20.05.15.D. shall demonstrate that the resulting land division facilitates the following:**

a) Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,

b) Complies with minimum density requirements of the Development Code, provides appropriate lot size transitions adjacent to differently zoned properties, minimizes grading impacts on adjacent properties, and where a street is proposed provides a standard street cross section with sidewalks.

FINDING:

Lot averaging is not proposed with this development.

Therefore, staff finds that the criterion for approval does not apply.

- 6. Applications that apply the lot area averaging standards of Section 20.05.15.D. do not require further Adjustment or Variance approvals for the Land Division.**

FINDING:

Lot averaging is not proposed with this development.

Therefore, staff finds that the criterion for approval does not apply.

- 7. If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.**

FINDING:

The applicant states that development would occur in a single phase.

Therefore, staff finds that the criterion for approval does not apply.

- 8. The proposal will not eliminate pedestrian, utility service, or vehicle access to the affected properties.**

FINDING:

The proposal would not eliminate access to the affected properties. As described in response to Section 40.03 above (Attachment A), critical and essential facilities adequately serve the site.

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

- 9. The proposal does not create a parcel or lot which will have more than one zoning designation.**

FINDING:

Each lot that comprises the subject site is currently zoned GC. The proposed lot consolidation would not create a parcel with more than one zoning designation.

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

- 10. Applications and documents related to the request requiring 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 Replat One approval. No additional applications or documents are needed at this time.

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

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **LD2019-0022 (Hertz Rental Car Parking Lot)**, subject to the applicable conditions identified in Attachment D.

**CONDITIONS OF APPROVAL
DR2019-0022 / LD2019-0006
Hertz Rental Car Parking Lot**

DR2019-0022

1. Ensure that the associated land use applications LD2019-0006 have been approved and are consistent with the submitted plans. (Planning/SP)

A. Prior to issuance of the site development permit, the applicant shall:

2. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./TDM)
3. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in the City 2019 Engineering Design Manual and Standard Drawings (City EDM), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (Resolution and Ordinance 2017-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./TDM)
4. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and the City EDM; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./TDM)
5. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality) facilities, all site work in the emergency vehicle access and common driveway 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./TDM)
6. As part of the Side Development Permit submittal, submit any off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. The proposed storm sewer main crossing the adjacent lot to the south needs to be public and in a 15' public easement per 2019 EDM, Section 130. (Site Development Div./TDM)

7. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./TDM)
8. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./TDM)
9. If the disturbed area is greater than one acre, submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (Site Development Div./TDM)
10. Provide final construction plans and a final drainage report per requirement in the 2019 EDM and CWS Resolution & Order 17-05 (in regard to redevelopment water quality treatment). (Site Development Div./TDM)
11. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot to another lot area shall not be considered a direct plumbing service. (Site Development Div./TDM)
12. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor (this can be with or shown on the submitted building plans). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces on the site. In addition, specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel or pervious pavement surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, modified existing impervious, the new impervious surface area created, and total final impervious surface area on the entire site after completion. (Site Development Div./TDM)
13. Pay storm water system development charges (overall system conveyance and for storm quantity, water detention) for any net new impervious area proposed for the entire project. (Site Development Div./TDM)
14. Submit an owner-executed, notarized, City standard private stormwater facilities maintenance agreement, with maintenance plan and all standard

exhibits, ready for recording with Washington County Records. (Site Development Div./TDM)

15. FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS: Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1) (TVF&R/DN)
16. NO PARKING SIGNS: Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6) (TVF&R/DN)
17. NO PARKING: Parking on emergency access roads shall be as follows (OFC D103.6.1-2):
 1. 20-26 feet road width – no parking on either side of roadway (signage to indicate the no parking)
 2. 26-32 feet road width – parking is allowed on one side (signage to indicate the no parking side)
 3. Greater than 32 feet road width – parking is not restricted (TVF&R/DN)
18. PAINTED CURBS: Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3) (TVF&R/DN)
19. SURFACE AND LOAD CAPACITIES: Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) (TVF&R/DN)

20. TURNING RADIUS: The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3) (TVF&R/DN)
21. GATES: Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6):
- a. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width), or two 10 foot sections with a center post or island.
 - b. Gates serving three or less single-family dwellings shall be a minimum of 12 feet in width.
 - c. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
 - d. Electric gates shall be equipped with a means for operation by fire department personnel
 - e. Electric automatic gates shall comply with ASTM F 2200 and UL 325.
 - f. Removable bollards are not an approved alternate to a swinging gate. (TVF&R/DN)
22. Provide a plan showing a reasonably direct walkway connection is required between primary entrances and pedestrian destinations. Where pedestrian connections cross 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 and shall have a minimum of five (5) foot wide unobstructed clearance. The material 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. A pedestrian path from the existing pedestrian sidewalk adjacent to the existing building on the adjacent property to the west to the new parking lot across the existing drive aisle shall be provided. (Planning/SP)
23. Provide a plan showing compliance with the minimum planting requirements for required landscaped areas, including: One (1) tree shall be provided for every eight hundred (800) square feet of required landscaped area. Evergreen trees shall have a minimum planting height of six (6) feet. Deciduous trees shall have a minimum caliper of 1.5 inches at time of planting. One (1) evergreen shrub having a minimum mature height of forty-eight (48) inches shall be provided for every four hundred (400) square feet of required landscaped area. 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 twenty-five (25) percent of the required landscape area. (Planning/SP)

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

24. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./TDM)
25. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to grading activities. (Site Development Div./TDM)

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

26. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./TDM)
27. Have installed or replaced, to City specifications, all sidewalks, curb ramps and driveway aprons which are damaged during the construction of the site. (Site Development Div./TDM)
28. 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./TDM)
29. Submit any required on-site easements, not already granted on the plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. (Site Development Div./TDM)
30. Ensure all site improvements, including landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SP)
31. Ensure installation of all exterior lighting is completed in accordance with the plans and fixture details marked "Exhibit C", except as modified by the decision making authority in conditions of approval (On file at City Hall). Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. Illumination of internal light fixtures shall meet the minimum 1.0 foot-candle standard within the site boundaries and shall not exceed 0.5 foot-candle outside at the property line. (Planning/SP)

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

32. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the

City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./TDM)

LD2019-0006

A. Prior to approval of the final plat, the applicant shall:

1. Have commenced construction of the site development improvements to provide minimum critical public services to the proposed lot (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed easement is adequate for the completed infrastructure, per adopted City standards. (Site Development Div./TDM)
2. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits for each parcel, ready for recording concurrently with the final plat at Washington County. (Site Development Div./TDM)
3. Provide an access agreement to take primary access for the subject property from the property to the west located at 13955 SW Farmington Road subject to review and approval by the City of Beaverton. (Planning/SP)
4. Provide copies of the plat for city review. (Planning/SP)