

Langer Farms Phase 7 New Shopping Center

Type I Minor Modification to a Type IV –Site Plan Review

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Site Location: 15585 SW Tualatin Sherwood Road

Tax Lot(s): Tax Map 2S129DB Tax Lot 100, 200 and 300

Site Size: 19.82 Acres

Zoning: Planned Unit Development – Light Industrial (PUD-LI)

Summary of Request: Type I Minor Site Plan Modification request to previously approved planting plans for trees and shrubs (File No. SP 12-05 / CUP 12-02) to allow alternative trees and shrubs

Report Date: March 14, 2014

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ATTACHMENTS

1. Site Plan
2. Land Use Approved Landscape Plans (contains landscape calculations)
3. Construction Approved Landscape Plans
4. Property Deeds

I. DESCRIPTION OF PROPOSAL

Background

The Langer Farms Phase 7 Shopping Center was approved by Sherwood Planning Commission on November 7, 2012 (File No. SP 12-05 / CUP 12-02). Following approval, the applicant received approval of a final site plan application on June 3, 2013. Subsequent to these approvals the Applicant has approval for minor site modification MMSP 13-04 dated October 11, 2013 that adjusted some site plan features slightly, removed 2 trees and clarified that 24 trees around pads A, B and C would be planted at a later time when the pads were developed. Minor modification MMSP 13-05 was approved on October 11, 2013 which permitted slight changes to the previously approved Building C architectural design.

Proposal

The applicant now proposes to request alternate tree and shrub species from those that were previously approved. The alternative trees and shrubs will produce similar characteristics and canopy cover as the previously approved specimens. The reason for such change is because the nurseries are not able to provide the previously approved trees. Due to the recession, nearly half the nurseries closed and those remaining cut back on amount and sizing of plant materials therefore impacting availability.

II. SUBMITTAL REQUIREMENTS

Response: Section 16.90.030(A)(2)(b) states that Minor Modification Applications shall include the following:

1. Application Form

Response: The application form has been signed by the applicant and property owners and submitted with this application.

2. Filing Fee

Response: The minor site plan modification fee (\$276) is provided with this application.

3. Narrative

Response: This report is the applicant's narrative.

4. Updated Clean Water Services (CWS) Service Provider Letter

Response: The Clean Water Services – Service Provider Letter is still in effect for the project and the proposed changes or adjustments have no impact on the Clean Water Services, Service Provider Letter. Further, the project is now contained within a subdivision and no longer subject to further Clean Water Services review for sensitive areas.

5. Other Information as Required

Response: None deemed to be needed or required. The applicant has commenced site work and has provided numerous plans and reports that cover all aspects of the project. The proposed modifications constitute a very minimal change or slight adjustment to the approved site plan.

6. A site plan using the same plan format as in the original approval if possible

Response: A site plan using the same format as the approved plan is attached. The provided site plan is the approved site plan showing the approved landscaping. Contained in this narrative are tables providing the requested tree and shrub alternatives as recommended by the design team's landscape architect.

III. RESPONSE TO APPLICABLE APPROVAL CRITERIA

Chapter 16.90 – Site Planning

16.90.030 – Site Plan Modifications and Revocation

A. Modifications to Approved Site Plans

1. Major Modifications to Approved Site Plans

a. Defined. The review authority shall determine that a major modification(s) review is required if one or more of the changes listed below are proposed:

(1) A change in land use (i.e. residential to commercial, commercial to industrial, etc.);

Response: Not proposed by the applicant. The approved use will remain commercial.

(2) An increase in density by more than ten (10) percent, provided the resulting density does not exceed that allowed by the land use district;

Response: Not proposed by the applicant. The project does not involve residential, nor does it involve an increase in building square footage from the approved site plan.

(3) A change in setbacks or lot coverage by more than 10 percent, provided the resulting setback or lot coverage does not exceed that allowed by the land use district;

Response: Not proposed by the applicant. None of the approved locations for the buildings are proposed to change and therefore setbacks will not change.

(4) A change in the type and/or location of access-ways, drives or parking areas negatively affecting off-site traffic or increasing Average Daily Trips (ADT) by more than 100;

Response: Not proposed by the applicant. The proposal will not change access locations, queuing or circulation on the site. Therefore the change does not negatively impact the safe operation of the site as approved. The use and size of the buildings will not change with this proposal and therefore the proposal will not increase the approved Average Daily Trips (ADT).

(5) *An increase in the floor area or height proposed for non-residential use by more than 10 percent;*

Response: Not proposed by the applicant. The proposal will not change the approved design as to area or height and location of buildings.

(6) *A reduction of more than 10 percent of the area reserved for common open space; or*

Response: Not proposed by the applicant. The proposal does not involve reserved common open space.

(7) *Change to a condition of approval that was specifically applied to this approval (i.e. not a "standard condition"), or a change similar to items (1)-(2) as determined by the Review Authority.*

Response: The proposal will continue to comply with all conditions of approval. None of the tree or shrub substitutions have any impact on a condition of approval. The only condition of approval that specifically deals with trees is condition #37 recited below:

“Condition #37 Prior to Issuance of a building permits, the applicant shall provide staff with a revised landscape plan that reflects the increased sized of 44 evergreen trees (8-10 feet tall), and 22 (3-inch) caliper trees as called for in Exhibit M of the staff report.”

The applicant will install the 44 evergreens plus 39 deciduous trees at this time. Essentially this will provide 17 additional upsized trees, above the 22 minimum in the condition. The plans were previously amended, submitted and accepted by the city.

This condition remains unchanged with the current request to allow tree and shrub substitutions for similar plants. There are no other conditions of approval affected by this substitution request.

Summary Response: As stated above, the proposal will not increase traffic trips, change lot coverage or setbacks and will not increase building floor area. The use of the site will remain commercial and will not impact a condition of approval. Therefore the proposal is classified as a Type I Minor Site Plan Modification. The proposal complies with the applicable development standards as stated below.

IV. RESPONSE TO APPLICABLE CODE STANDARDS

Response: The changes proposed constitute minor changes to the approved site plan and as stated in Section III above and fall well within the category of a Type I minor site plan modification. The proposed changes are to maintain the same amount, similar type and placement of trees and shrubs as previously approved and do not impact design or development standards.

The following trees and shrubs are proposed as alternate substitutions:

<u>SPECIFIED/APPROVED TREE</u>	<u>PROPOSED SUBSTITUTE</u>
2" Fairmount Gingko	2" Columnar Norway Maple (not part of Cond #37)
2"& 3" Marshall Ash	2"&3" Urbanite Ash
3" Shummard Oak	3" Scarlet Oak (specimen quality)
3" Sensation Box Elder	2" Heart Throb Dogwood (not part of Cond #37)

SPECIFIED/APPROVED SHRUB	PROPOSED SUBSTITUTE
24"-30" Artic Fire Dogwood	5 Gal. Isantii Dogwood
5 Gal. Nearly Wild Rose	3 Gal. Pink Knockout Rose
24"-30" Bailey Dogwood	5 Gal. Bailey Dogwood
24"-30" Blue Holly	5 Gal. Blue Holly
24"-30" Blue Muffin Viburnum	5 Gal Blue Muffin Viburnum
24"-30" Dense Yew	5 Gal Dense Yew
24"-30" Evergreen Huckleberry	5 Gal Evergreen Huckleberry
24"-30" Japanese Holly	5 Gal Japanese Holly
24"-30" Laurestinus Viburnum	5 Gal Laurestinus Viburnum
24"-30" Oregon Grape	5 Gal Oregon Grape
24"-30" Red Flowering Currant	5 Gal Red Flowering Currant
24"-30" Rosy Glow Barberry	5 Gal Rosy Glow Barberry
24"-30" Wax Myrtle	5 Gal Wax Myrtle

Note: Approved shrub sizes in inches is not directly comparable to current Nursery measurement standards that are in gallons. City Code 16.92.020A.2.b requires shrubs to be 1 gallon in size as a minimum. All plants previously approved and those for substitution exceed this standard.

Sherwood Municipal Code Section 16.92 Landscaping is relative to the request for tree and shrub substitution and is summarized with responses below.

16.92.010 Landscape plan is required. This plan was previously approved under File No. SP 12-05 / CUP 12-02, therefore this request is in compliance with the code standard.

16.92.020 Landscape Materials.

(A) Type of Landscaping – the proposal maintains trees, shrubs and groundcover

(B) Plant Material Selection and Preparation – the proposal does not alter these standards and complies with them.

(C) Existing Vegetation – this site had no vegetation other than field grasses, therefore this proposal still is in compliance.

(D) Non-Vegetative Features – this proposal does not alter non-vegetative features.

16.92.030 Site Area Landscaping and Perimeter Screening Standards

(A) Perimeter Screening and Buffering – the proposal does not alter the previously approved plans relative to placement of screening or buffering.

(B) Parking Area Landscaping, 2.b Canopy Factor – the alternative substitute trees provide for the same canopy cover as the previously approved plans and as demonstrated in the table below:

	Previously Approved	Proposed
Total Trees	263	261
Tree Canopy Coverage	269,327 sf	272,133 sf
Percent of Site	31.1 %	31.5%

Note: "Proposed total trees assumes the 2-tree reduction from MMSP 13-04"

(C) Screening of Mechanical Equipment – this proposal does not alter the previous approved plans for screening of mechanical equipment.

(D) Visual Corridors – this proposal does not affect or alter the previously approved plans as it relates to visual corridors.

16.92.040 Installation and Maintenance Standards – this proposal for plant substitution does not alter the current standards imposed for plant installation and plant maintenance.

V. CONCLUSION

This applicant narrative and attachments demonstrate compliance with City approval criteria and code. The applicant respectfully requests that the City approve this application.