

PLANNING DEPARTMENT

Application Submitted: June 26, 2015
Notice of Decision: July 27, 2015



Connie Randall
Associate Planner

Proposal: This minor modification proposes a 30-foot by 30-foot addition to an existing pole building warehouse. The addition will match the existing building in color and material. No change in use is proposed. The addition will be located in an area currently used for outdoor storage. The new area will be used for storage. No changes are proposed to the existing landscaping, parking lot, or site circulation.

I. BACKGROUND

- A. **Applicant/Owner:** Hundred Fold LLC
Attn: Daniel McGuire
14145 SW Galbreath Dr
Sherwood, OR 97140
(503) 348-3848
- Contact:** Daniel McGuire
(503) 348-3848
- B. **Location:** 14145 SW Galbreath Drive; Sherwood, OR 971401
- C. **Tax Lot(s):** 2S128BC Tax lot 300
- D. **Parcel Size:** The subject property is approximately 2.01 acres in size.
- E. **Existing Development and Site Characteristics:** The site is currently developed with office and industrial buildings as part of the Industrial Park of Sherwood located on Galbreath Drive, east of Gerda Lane. The site is relatively flat and surrounded by a mix of industrial uses on the east, west, and south and vacant, farm land zoned Exclusive Farm Use (EFU) in Washington County on the north.
- F. **Site History:** In September of 1997, the Sherwood Planning Commission approved SP 97-08 for a multi-building facility to be constructed in the Industrial Park of Sherwood. The facility consists of 6,645 square feet of office space, 5,530 square feet of vehicle storage space, and 1,800 square feet of shop space for a total 13,975 square feet. The proposal also included approximately 1,200 square feet of outdoor storage space adjacent to the shop building at the northwest corner of the site.

- G. Zoning Classification and Comprehensive Plan Designation: The property is zoned General Industrial (GI).
- H. Adjacent Zoning and Land Use: The subject site is part of the Industrial Park of Sherwood located on Galbreath Drive, at the northeast corner of Tualatin-Sherwood Road and Gerda Lane. The site is surrounded by a mix of industrial uses to the east, west, and south, and farmland to the north is outside of the City's boundary.
- I. Review Type: The applicant is proposing to add 900 square feet of storage/warehouse space, a 6.4 percent increase in building space, meeting the criteria for a Minor Modification to an approved Site Plan. Minor Modifications require a Type I review. An appeal would be heard by the Planning Commission.
- J. Agency Comments: As discussed below, the proposal does not affect any parking spaces on the site, and does not affect the location of utilities, access ways, or on-site or off-site circulation. The Tualatin Valley Fire and Rescue (TVF&R) and the Sherwood Building Division were provided with the opportunity to comment. TVF&R provided written comments on July 21, 2015 stating they had no objections to the land use application (See attachment A). The Building Division provided verbal comments on July 22, 2015 stating that the applicant needs to follow-up on building code plan review comments, but there are no objections to the land use application.

II. MINOR MODIFICATIONS TO APPROVED SITE PLANS

Minor Modifications to Approved Site Plans

16.90.030.A.2.d. *Minor Modification Approval Criteria.*

The review authority shall approve, deny, or approve with conditions an application for minor modification based on written findings that the modification is in compliance with all applicable requirements of the Development Code and conditions of approval on the original decision, and the modification is not a major modification as above.

FINDING: As addressed in Section III below, the request complies with the applicable requirements of the Development Code.

FINDING: The application does not require a major modification since the proposed modification will result in a 6.4 percent increase in building square footage, less than the 10 percent threshold for a major modification. Additionally, it will not change the use, access, height, open space, or amend a prior condition of the original approval beyond the allowable thresholds in Chapter 16.90.

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

FINDING: The proposed modification to the site plan do not change the use of the property. The site will continue to be used for industrial purposes. The proposed building will replace the outdoor storage area identified on the approved site plan, SP 97-08. This criterion is not applicable.

(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;

FINDING: Density is not a factor in this development as it is industrial; therefore, this criterion is not applicable to this review.

(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;

The proposed addition to the building does not change the setbacks that were considered in the original approval. The proposed building addition will increase the total building area from 13,975 square feet to 14,875 square feet, increasing the lot coverage from 15.9 percent to 17 percent, less than the 10 percent threshold for a major modification. Additionally, the increased lot coverage is less than the maximum lot coverage, 60 percent, allowed at the time the original site plan approval.

FINDING: As discussed above, the improvements to the site proposed do not meet the threshold for a major modification to a site plan.

(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;

FINDING: There will not be any changes to the locations of the approved access-ways. The number of parking spaces will not be reduced by the proposed development. This criterion does not trigger a major modification.

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

FINDING: The proposed modification will increase the total building area from 13,975 square feet to 14,875 square feet, a 6.4 percent increase in floor area. This criterion does not trigger the need for a major modification.

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

FINDING: The development is not required to provide common open space. This criterion is not applicable to this request.

(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 identified in Section 16.90.030.A.1.a.(1)-(2) as determined by the Review Authority.

FINDING: The applicant is not proposing to amend a specific condition of approval that would apply to the prior approval. Therefore, this criterion is not applicable.

III. APPLICABLE CODE PROVISIONS

A. Division II - Land Use and Development Chapter 16.31 Industrial Land Use District 16.31.020 - Uses

A. The table below identifies the land uses that are permitted outright (P), permitted conditionally (C) and not permitted (N) in the industrial zoning

districts. The specific land use categories are described and defined in Chapter 16.88.

- B. Uses listed in other sections of this Code, but not within this specific table are prohibited.
- C. Any use not otherwise listed that can be shown to be consistent or associated with the uses permitted outright or conditionally in the industrial zones or contribute to the achievement of the objectives of the industrial zones may be permitted outright or conditionally, utilizing the provisions of Chapter 16.88.
- D. Additional limitations for specific uses are identified in the footnotes of this table.

FINDING: The applicant has proposed 900 square feet of warehouse space. Warehousing is permitted in the GI zone. This standard is met.

16.31.030 Industrial Land Use Development Standards

A. Generally

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Chapter 16.84 (Variances and Adjustments).

B. Development Standards

Except as otherwise provided, required minimum lot areas and dimensions and setbacks shall be:

| Development Standards by Zone | GI |
|---|-----------|
| Lot area- Industrial Uses: | 20,000 SF |
| Lot area- Commercial Uses (subject to Section 16.31.050): | 20,000 SF |
| Lot width at front property line: | 100 feet |
| Lot width at building line: | 100 feet |
| Front Yard Setback | None |
| Side Yard Setback | None |
| Rear Yard Setback | None |
| Corner lot street side | None |
| Height | 50 feet |

The proposed addition is the shop building located at the rear of the site. The shop building and addition are generally screened from public view from Galbreath Drive by the two-story office building, vehicle storage building and parking lot. There is no required side or rear yard setback. The shop building and proposed addition are located along the eastern side property line and set back at least 65 feet from the rear property line. Review of the applicant’s narrative and building plans shows that building addition is planned to match the existing shop building in color, style and materials.

The proposed building height is less than 15 feet, well below the 50-foot height limit of the GI zone.

FINDING: As discussed above, the proposed building addition meets the setback and height standards for the GI zone.

B. Division V – Community Design

Chapter 16.94 Off-Street Parking and Loading

16.94.020 Off-Street Parking Standards

**Table 1: Minimum and Maximum Parking Standards
(Metro spaces are based on 1 per 1,000 sq ft of gross leasable area)**

| | Minimum Parking Standard | Maximum Permitted Parking Zone A | Maximum Permitted Parking Zone B |
|---|---------------------------------|---|---|
| Warehouse (gross square feet; parking ratios apply to warehouses 150,000 gsf or greater) | 0.3 | 0.4 | 0.5 |

FINDING: The proposed building addition for warehousing is 900 square feet, less than the minimum size for required parking. No additional parking is required as a result of this request. This standard is met.

IV. DECISION

Based on a review of the proposed site plan modification, review of the applicable code provisions, and the Notice of Decision for SP 97-08, staff **APPROVES MMSP 15-05 as proposed, subject to the conditions below.**

V. CONDITIONS OF APPROVAL

1. **This approval is valid for a period of two (2) years from the date of the decision notice.** Extensions may be granted by the City as afforded by the Sherwood Zoning and Community Development Code.
2. The continual operation of the property shall comply with the applicable requirements of the Sherwood Zoning and Community Development Code and Municipal Code.
3. This approval does not negate the need to obtain permits, as appropriate from other local, state or federal agencies even if not specifically required by this decision.

VI. Exhibits

- A. Applicant’s submittal with narrative and supporting documents dated June 26, 2015
- B. Tualatin Valley Fire & Rescue letter dated July 21, 2015

VII. APPEAL

As per Section 16.76.020 of the Sherwood Zoning and Community Development Code (SZCDC), the decision of Staff detailed above will become final 14 days from the date of mailing this decision, unless otherwise appealed. The appeal deadline is **5:00 PM on August 10, 2015**.

End of Report

STATE OF OREGON)
)
Washington County)

I, Connie Randall, Associate Planner for the Planning Department, City of Sherwood, State of Oregon in Washington County, do hereby certify that the Notice of Decision on Case File No. MMSP 15-05, Building Material Resources, was placed in a U.S. Postal receptacle on July 27, 2015.



Connie Randall
Planning Department
City of Sherwood