

March 21st, 2023

New Mixed Use Development
38015 Hwy 26
Sandy, OR
Zoned C-2, General Commercial

The attached revised drawing package is for a proposed mixed-use project located at 38015 HWY 26. The proposed development has already been submitted for Design Review and reviewed by the Planning Commissioner body. This revised drawing package is to clarify some items addressed in the Planning Commissioner hearing that needed more clarification before a decision could be made. The drawing package does not capture all Conditions of Approval; however, all Conditions of Approval will be captured and address at the time of final Building and Public Works reviews. Outlined below are how/when all items will be addressed:

Recommended Conditions of Approval:

- **A.1.a**
 - *A 4'-0" colored inlay that connects the pedestrian walkway to the Paola's Pizza Barn entrance has been included.*
- **A.1.b**
 - *The proposed development will maintain current shared access driveway location at STA 759+40, as well as maintain the existing mature landscape buffer to satisfy this requirement.*
- **A.1.c**
 - *Mail delivery area is located outside of the building near the front entrance and will be coordinated with the City Engineer and the post office during final review.*
- **A.1.d**
 - *The revised drawings show a concept of the HWY 26 frontage requirements. The frontage will be refined prior to submitting for final review.*
- **A.1.e**
 - *Note will be added to the drawing set prior to submitting for final review.*
- **A.1.f**
 - *All parking on both tax lots meet the minimum standard parking space size requirements (9'-0" x 18'-0"), the parking lot on tax lot 902 has 38.6% compact parking stalls*
- **A.1.g**
 - *All parking aisles meet aisle width standards noted in 17.98.60(C)*

- A.1.h
 - All perimeter parking landscape has a minimum depth of 5'-0"
- A.1.i
 - All parking spaces adjacent to walkways and landscaping are provided with a wheel stop and 5'-0" of perimeter landscaping
- A.1.j
 - 10'-0" x 35'-0" loading area is delineated in the plans
- A.1.k
 - The proposed building on tax lot 902 has been shifted to be outside of the 15'-0" utility easement, including the cantilevered portions of the stories above
- A.1.l
 - Shared access drive has been revised to original location, so this condition no longer applies
- A.2.a
 - Building façade at the ground floor meets this standard through the means of either a protruding gable roof (East, West & North facades) or 9" recessed pockets (North and South facades). No change in wall plane is more than 37'-0" as indicated in the floor plans
- A.2.b
 - **This standard can not be met, thus a variance is being requested. 17.90.120(B) requires an offset every 20'-0" for a depth of 8'-0." This standard is applicable to the typical garden style apartments that Sandy is familiar with, but isn't practical for a building of this scale. 8'-0" building overhangs are not practical in the upper floors without the use of columns at every overhang, which we don't believe would be a better representation of the Sandy style than what we are currently proposing. The proposed building incorporates 4'-0" deep offsets in the upper levels to best reflect the intent of this standard, while keeping the constructability of the building in mind as well.**
- A.2.c
 - Battens have been revised to be 2" wide and a max of 24" o.c.
- A.2.d
 - Revised glazing schedule has been included in the elevations to show that the ground floor glazing requirement on the North façade is met
- A.2.e
 - This will be included at time of Building review
- A.3.a – A.3.c
 - This will be included at time of Building review
- A.4.a – A.4.c
 - These conditions have been captured in the landscape plans
- A.5.a – A.6.e
 - The bulk of these are no longer applicable with the retention of the existing landscape buffer

- **A.7**
 - *This will be included at time of Building Review*
- **A.8**
 - *Parking analysis for Tax lot 1000 is included on A1.01*
- **A.9.a – A.9.d**
 - *These conditions have all been captured in the revised A1.01 & A1.02 sheets*
- **A.10 - G**
 - *This will be included at time of Building Review*

We believe that through the findings above, the proposed project meets all applicable Site and Design approval criteria for a Type II Site and Design Plan Review.

Sincerely,



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