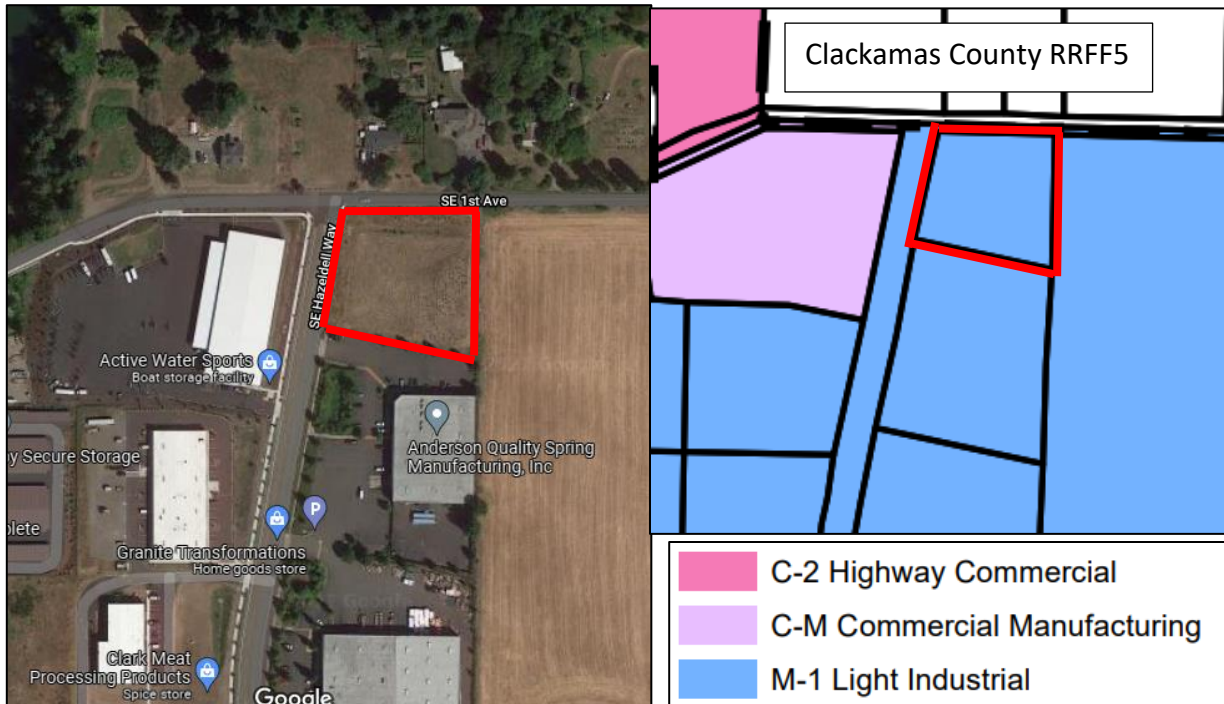


City of Canby

Staff Report DR 21-09 American Welding

HEARING DATE: May 9, 2022
STAFF REPORT DATE: April 29, 2022
TO: Planning Commission
STAFF: Brianna Addotta AICP, Associate Planner

American Welding Services is applying to construct a new warehouse building with an accessory office. American Welding Services would occupy approx. 60% of the building, the remaining percentage would be leased to an occupant with a use allowed in the M-1 zone.



Staff Recommendation

Based on the application submitted and the facts, findings, and conclusions of this report, staff recommends **Approval** of DR 22-02 pursuant to the conditions of approval identified in Section IV of this Staff Report.

Property/Owner Information

Location: SE corner of SE 1st Ave and S Hazel Dell Way
Tax Lot: 31E34 04000
Property Size: 1.54 acres
Comprehensive Plan: Light Industrial
Zoning District: (M-1) Light Industrial & Canby Industrial Area Overlay
Owner: MTC LLC
Applicant: VLMK Engineering and Design
Application Type: Site and Design Review Type III
City File Number: DR 22-02

Existing Conditions

The site is part of the land division for the Burden No. 2 site. The site has been previously partitioned and has remained vacant since the lot partition. The original development included street improvements to SE Hazel Dell Way and deeded access the site via a shared access easement with the parcel (TL 4100) to the South. The street frontage along SE 1st Avenue is currently unimproved with a paved of approx. 20ft. SE 1st Ave. is within the jurisdiction of the City of Canby. The property abuts the Northern boundary of Canby's City limits. Neighboring properties on the North side of SE 1st Avenue are rural residential, currently Clackamas County zoned RRFF5.

Project Overview

American Welding Services is applying to construct a new 17,500 square foot warehouse with accessory office spaces, split into three tenant spaces. American Welding Services will occupy approx. 60% of the building with the remaining percentage vacant to be leased to an occupant of similar construction activity nature. Parking and landscaping are proposed in excess of minimum requirements, with 52% of the site landscaped and 28 parking spaces provided.

The main use will be storage of the operations fleet and tools. The warehouse will have roll-up doors to allow trucks to park inside the building for safety.

The accessory office will include breakroom, and bathroom core areas. Supplemental operations areas within the warehouse will include tool storage, maintenance, battery charging, and associated support areas. The grade level yard in the rear will be used for storage and maneuvering of vehicles, cranes, and equipment.

Attachments

- A. Site and Design Review Type III Application, Applicant Narrative, Storm Report, and Traffic Analysis
- B. Pre-Application Notes and Neighborhood Meeting Materials
- C. Land Use Plan Set
- D. Utility Provider Notes

I. Staff Findings

Applicable Code Sections

Applicable criteria used in evaluating this application are listed in the following sections of the City of Canby's *Land Development and Planning Ordinance*:

- 16.08: General Provisions
- 16.10: Off-street Parking and Loading
- 16.30: M-1 Light Manufacturing Zone
- 16.41: I-O Canby Industrial Area Overlay Zone
- 16.49: Site and Design Review
- 16.89 Application Review and Procedures

The following analysis evaluates the proposed project's conformance with applicable approval criteria and other municipal code sections, as listed above in the order that they appear in the Canby Municipal Code.

Section 16.08.160: Safety and Functionality Standards

The City will not issue any development permits unless the proposed development complies with the City's basic transportation safety and functionality standards, the purpose of which is to ensure that development does not occur in areas where the surrounding public facilities are inadequate. At the time of development permit application submittal, the applicant shall demonstrate that the property has or will have the following:

- A. Adequate street drainage;
- B. Provides safe access and clear vision at intersections;
- C. Public utilities are available and adequate to serve the project;
- D. Access onto a public street with the minimum paved widths as stated in Subsection E below.
- E. Adequate frontage improvements as follows:
 - b. For collector and arterial streets, a minimum paved width of 20 feet along the site's frontage.
- F. Compliance with mobility standards identified in the TSP. If a mobility deficiency already exists, the development shall not create further deficiencies. (Ord 1340, 2011)

Finding:

- A. The development includes design for adequate street drainage with sediment manholes and drywells as instructed by the City of Canby Public works Operations group.
- B. The development includes site distance triangles for coordination with review with landscape and site design features located to provide safe and clear vision at entrances and exits.
- C. The proposal includes design and extension of public utilities that will adequately serve the project. A preliminary utility plan showing these connections has been

- submitted as part of the application.
- D. The proposal includes half street improvements to SE 1st Avenue to meet the City and County design standards. Improvements to Hazel Dell Way have been completed through prior development.
 - E. Half street improvements along SE 1st Avenue, classified as a ‘collector’, will provide 25’ half street roadway width.
 - F. The development will be in compliance with the mobility standards found in the TSP. Sidewalks with ADA ramps will be provided with the proposed street improvements to mitigate existing mobility deficiencies at the intersection of SE 1st Ave and SE Hazel Dell Way.

Planning Staff finds this request is consistent with applicable provisions of the Canby Municipal Code.

Section 16.10: Off-Street Parking and Loading

Parking

As identified in Section 16.10.050 of the Municipal Code parking requirements for the most common uses in the M-1 zoning district are as follows:

- 2 spaces for every 1000 square feet of office space
- 1.5 spaces for every 1000 square feet of wholesale space
- 1 space for every 1000 square feet of warehousing space

Finding: Minimum parking requirements have been calculated for the proposed tenant space as well as future uses for vacant spaces. Uses for vacant spaces have been calculated using the higher ratio of 1.5 spaces per 1000 square feet assigned to wholesaling. Below is a table illustrating the parking requirements for two scenarios: one in which tenant spaces B and C are used for warehousing, and one where tenant spaces B and C are used for wholesaling. The range of required parking from these outcomes ranges from 22-28 spaces. The proposal includes a total of 28 parking spaces, which accommodates either scenario, or a mix of the two. Planning Staff finds this request is consistent with applicable provisions of the Canby Municipal Code.

Scenario One			
Land Use	Square Feet	Parking Ratio	Parking Required
Space A			
Office	2,750	2/1,000 sq ft	6 spaces
Warehouse	7,750	1/1,000 sq ft	8 spaces
Space B			
Office	500	2/1,000 sq ft	1 spaces
Warehouse	3,000	1/1,000 sq ft	3 spaces
Space C			
Office	500	2/1,000 sq ft	1 spaces
Warehouse	3,000	1/1,000 sq ft	3 spaces
Total			22 spaces

Scenario Two			
Land Use	Square Feet	Parking Ratio	Parking Required
Space A			
Office	2,750	2/1,000 sq ft	6 spaces
Warehouse	7,750	1.5/1,000 sq ft	12 spaces
Space B			
Office	500	2/1,000 sq ft	.5 spaces
Wholesale	3,000	1.5/1,000 sq ft	4.5 spaces
Space C			
Office	500	2/1,000 sq ft	.5 spaces
Wholesale	3,000	1.5/1,000 sq ft	4.5 spaces
Total			28 spaces

Loading

Industrial developments with 5,000 to 25,000 square feet of floor area require a minimum of one loading berth, dimensioned 12' x 60' x 14'. There are 6 loading berths proposed for the building. Four of the loading berths will service American Welding, and there is one loading berth allocated for each of the other two tenant spaces. All four of the berths allocated to the American Welding space meet industrial dimensional standards. The two tenant spaces' loading berths do not have the 60' of horizontal clearance to function as industrial berths. They are short approximately 10' to 15' to the east, partially due to the landscape buffer along the eastern property line. Staff understand there are not tenants intended for these spaces yet and it is possible the berths will not be used for industrial loading, but must also consider the alternatives.

Staff reviews business license applications for compliance with land use approvals and zoning; however, tenants may not be aware of the conditions relating to the spaces they lease. In order to avoid the lease of either of the tenant spaces to an incompatible use, a development agreement may be needed to inform future tenants of the loading restriction. It is possible that American Welding will expand into the northern 40% of the structure, or that a specific tenant(s) have been secured for these spaces with associated loading plans and this scenario will become a non-issue.

Due to the speculative nature of the space, we are requesting that the applicant address this during the Planning Commission hearing.

Changes to the dimensions of the loading berths may be submitted to the city as a modification and staff will determine the Type of necessary modification. This is memorialized in Condition of Approval number 22 at the end of this report and may be edited during the hearing if necessary.

Access

Number and location of vehicle accesses is determined by the size of a parcel as well as its proposed use. The property under review is currently accessed by an existing shared access easement over a driveway to the south. This is the only vehicle access proposed to serve the new development. The access is appropriately spaced from other existing accesses

Section 16.32: M-1 Light Industrial Zone

As listed in Section 16.32.010 of the Canby Municipal Code, uses permitted outright in

the M-1 zone include a broad range of light industrial uses. “Warehouse” and “Business or professional office, when related and incidental to primary industrial use” are both allowed outright in the M-1 zone. “Wholesale distribution, including warehousing and storage” is also allowed outright in the M-1 zone, which was used to calculate parking ratios in Scenario B above.

The development standards in Section 16.32.030 are shown to be met on the preliminary site plan, including minimum lot size and dimensions, setbacks, and structure height.

Finding 3: For the above reasons, Planning Staff finds this request is consistent with applicable provisions of the Canby Municipal Code.

Section 16.35: I-O Canby Industrial Area Overlay Zone

The project site is located within the Canby Industrial Area Overlay Zone, a designation which is intended to provide efficient circulation and access, allow flexibility in siting development, including a range of industrial and commercial/industrial land uses, provide visual continuity for streetscapes and developments, and encourage durable, high quality building materials.

Construction would consist of concrete tilt-up perimeter walls with a low slope roof supported on a conventional foundation system. The wall height of the building would not exceed 25ft to maintain the minimum setback allowed by the city, maximizing the use of the site. The main façade would provide architectural elements on the entire face, including storefront glazing, steel canopies over the entrances, and glass sectional overhead doors. Additional relief in the panels would be provided with complimenting reveals and paint scheme at all perimeter walls.

Finding 4: For the above reasons, Planning Staff finds this request is consistent with the applicable provisions of the Canby Municipal Code.

Section 16.49: Site and Design Review

In review of a Type III Site and Design Review Application, the Board shall, in exercising or performing its powers, duties or functions, determine whether there is compliance with the following:

1. The proposed site development, including the site plan, architecture, landscaping and graphic design, is in conformance with the standards of this and other applicable city ordinances insofar as the location, height and appearance of the proposed development are involved; and
2. The proposed design of the development is compatible with the design of other developments in the same general vicinity; and
3. The location, design, size, color and materials of the exterior of all structures and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity.
4. The proposed development incorporates the use of LID best management practices whenever feasible based on site and soil conditions. LID best management practices include, but are not limited to, minimizing impervious surfaces, designing on-site LID stormwater management facilities, and retaining

native vegetation.

5. The Board shall, in making its determination of compliance with this Ordinances, shall use the matrix in Table 16.49.040 to determine compatibility unless this matrix is superseded by another matrix applicable to a specific zone or zones under this title. An application is considered to be compatible with the standards of Table 16.49.040 if the following conditions are met: a. The development accumulates a minimum of 60 percent of the total possible number of points from the list of design criteria in Table 16.49.040; and b. At least 10 percent of the points used to comply with (a) above must be from the list of LID Elements in Table 16.49.040.
6. Street lights installation may be required on any public street or roadway as part of the Design Review Application.

Finding 8: The proposed building is compatible with the surrounding context of the project site. Existing utilities are sufficient to serve the new building. The applicant has provided a completed matrix and supporting plans showing compliance with the Industrial Overlay Design Review Matrix (see below). For the above reasons, Planning Staff finds this request is consistent with applicable provisions of the Canby Municipal Code.

Industrial Overlay Design Review Matrix

CRITERIA	Possible Scores
<u>Parking</u>	
Parking areas located to the side or rear of buildings as viewed from public right-of-way: <50% of parking spaces=0; 50%-75%=1; 75%-100%=2.	0 1 2
Increase minimum interior parking lot landscape over the base 15%: 15%-18%=0; 18%-22%=1; >22%=2.	0 1 2
Increase the base number of trees required by 16.49.120 (all landscape islands must contain 1 tree, 1 tree for every 40' along the required setback): 100%-105% of base requirement=0; 105%-110% of base requirement=1;>110%=2; (# of trees proposed/# of trees required x100=% of base requirement)	0 1 2
Number of parking spaces provided: (% of required minimum): >110%=0; 110%-105%=1; 105%-100%=2. See Table 16.10.050 for required parking. (# of spaces proposed/# of spaces required x100=% of required minimum)	0 1 2
Minimum Acceptable Score 4 points	4
<u>Transportation/Circulation</u>	
Design private, on-site pedestrian pathways: 6' painted ways=0; 6' brick/paver ways=1; 6' brick/paver & raised concrete ways=2	0 1 2
Number of pedestrian connections between the street sidewalk and internal circulation system: One connection = 0 Two or more connections = 1	0 1 2
Minimum Acceptable Score (some provisions may not apply) 2points	2

<u>Landscaping</u>		
Trees installed at 3 inch caliper: <25% of trees=0; 25%-50%=1; 50%-100%=2.	0 1 2	1
Usable outdoor amenity provided with development (e.g., water features, plazas, seating areas, and similar features): no=0; yes=1; yes and for public use =2.	0 1 2	0
Amount of grass (less grass is better) (% of total landscaped area)>50%=0; 25%-50%=1; <25%=2	0 1 2	2
Minimum Acceptable Score	3 points	3

<u>Building Appearance and Orientation</u>		
Building orientation at or near the street: parking or drive separates building from street=0; at least 20% of elevation within 5 feet of minimum setback=1; at least 20% of elevation is at minimum setback=2.	0 1 2	2
Building entrances visible from the street: no=0; yes=1.	0 1	0
Buildings use quality materials: concrete, wood, or wood siding=0; concrete masonry, stucco, or similar material=1; brick or stone=2.	0 1 2	1
Articulation and/or detailing to break up large building surfaces and accentuate the building entrance(s): no=0; yes=2.	0 2	2
Minimum Acceptable Score	4 points	5

Bicycle and Pedestrian Facilities. There are six bicycle parking spaces available on the site, which meets the minimum required for proposed building. A Condition of Approval is included at the end of this report requiring the spaces meet dimensional standards.

Landscaping. The minimum area requirement for landscaping for commercial and industrial zones is 15%. The submitted landscape plan for the proposal shows a total of 25.1% of the site will be landscaped. The applicant has provided a narrative stating compliance with all landscaping regulations applicable to the project. Conditions of approval have been provided at the end of this report to ensure maintenance and longevity of the landscaping elements.

Lighting. Industrial developments must meet the LZ2 lighting standards found in the CMC. A photometric plan and detail sheets of the lighting fixtures proposed show compliance with the LZ2 lighting standards, as well as the design standards for wall mounted and parking area lighting. The lighting and landscape plans can be found included in the application materials in Attachment C.

II. Public and Agency Comments

Notice of this application and the opportunity to provide comment was forwarded to property owners and residents within a 500-foot radius and to applicable public

agencies. No public comment was received. Agency comments are consolidated and provided in Attachment x and integrated into the Conditions of Approval.

III. Conclusion

Staff has reviewed the applicant's narrative and submitted application materials and finds that this Site and Design Review application conforms to the applicable review criteria and standards, subject to the conditions of approval noted in Section IV of this report. Therefore, staff recommend approval of DR 22-02.

IV. Conditions of Approval

1. Sanitary sewer service shall be extended to serve the facility to the satisfaction of the City Engineer and the Public Works Department. (Public Works/City Engineer)
2. Water and electric service shall be extended to serve the facility to the satisfaction of the City Engineer and Canby Utility. Water services shall be constructed in conformance with Canby Utility requirements. (Public Works/City Engineer)
3. Public hydrant placement must maintain 300 foot spacing along SE 1st Avenue. (Canby Fire)
4. All proposed lighting shall meet the standards described in Chapter 16.43 and must have cut-off shielding and be installed as shown in the submitted design drawings. (Planning)
5. The ADA facility along the west side of SE 1st Avenue and S Hazeldell Way shall match what has been installed on the east side of the street.
6. If street cutting is necessary, SE 1st Avenue is subject to half street improvements. (Canby Public Works)
7. The sanitary sewer at the intersection of SE 1st Avenue and S Hazeldell Way needs to meet the depth of the sanitary sewer at SE 1st Avenue and S Walnut Street, which is at 14 feet.
8. The pedestals located at the driveway off of S Hazeldell Way and at the corner of SE 1st Avenue and Se Hazeldell Way will be removed and replaced with vaults. (Directlink)
9. No domestic water line shall come the fire line. The domestic water line for this project needs to be tapped off of the water main located on the west side of S Hazeldell Way. (Canby Utility)
10. All water lines must have a separation from sanitary sewer lines, per OAR 340, Division 52, Appendix A and OAR 333-061-0050(9).
11. Street lighting is required along SE 1st Avenue, to be coordinated with Canby Utility.
12. The project applicant shall apply for Clackamas County Building permits and a City of Canby Erosion Control Permit from the Canby Public Works Department. Clackamas County Building Codes Division will provide structural, electrical, plumbing, and mechanical plan review and inspection services for construction of the project (Planning)
13. Pursuant to Subsection 16.49.060 of the Canby Municipal Code, Site and Design Review Board approvals shall be void after twelve (12) months unless: A building permit has been issued and substantial construction pursuant thereto has taken

place, as defined by the state Uniform Building Code; or the Planning Department finds that there have been no changes in any Ordinances, standards, regulations or other conditions affecting the previously approved project so as to warrant its resubmittal. (Ord. 848, Part III, Section 4, 1091). (Planning)

14. An erosion control and a grading permit will be required from the City of Canby prior to any on-site disturbance. (Planning)
15. The project applicant shall apply for a City of Canby Site Plan Permit, Clackamas County Building permits (including grading permits), and a City of Canby Erosion Control Permit prior to project construction. (Planning/Public Works)
16. Clackamas County Building Services will provide structural, electrical, plumbing, and mechanical plan review and inspection services. (Clackamas County Building Services)
17. Construction plans shall be designed and stamped by a Professional Engineer registered in the State of Oregon. (City Engineer)
18. Consistent with the memorandum submitted to the City by DKS Associates on November 26, 2021 the project applicant shall pay a fee of \$10,550 to the City in lieu of the project's share of highway and intersection impacts that cannot be mitigated due to improvements at those locations that are infeasible or unplanned. This in-lieu fee shall be used for the City's Walnut Street Extension/Industrial Connector Road project, which is identified in the City's TSP and will mitigate system-wide congestion along Highway 99E corridor.
19. The applicant shall submit signage applications to the City for any future signs. Proposed signs shall conform to provisions of Chapter 16.42 of the CMC and shall secure a building permit from Clackamas County Building Services prior to their installation if applicable. (Planning)
20. A narrative with accompanying materials shall be provided during the final certificate of occupancy process that demonstrates how the project is consistent with the conditions of approval stated in this Staff Report. (Planning)
21. Prior to occupancy, all parking striping, wheel stops, ADA space requirements and signage shall be installed. (Planning)
22. The proposed vacant tenant spaces contain one loading berth each and the applicant shall confirm during the city site plan review and/or business license review process that adequate loading berth area is available for these tenant spaces. Changes to the dimensions of the loading berths will be subject to city modification approval as determined by Canby Development Services.