

Conformity with Land Use Ordinance

The following statement is made in accordance with the City of Portland Code of Ordinances, Chapter 14 Land Use, Article V Section 14-526.

OVERVIEW

This project conforms with the following design standards of Section 14-526:

a) Transportation Standards

2. Access and Circulation:

a. Site Access and Circulation.

- (i) The development will provide safe access and internal circulation for both pedestrians and vehicles. The drive aisle and parking length dimensions have been slightly reduced in comparison to the Technical Manual. However, the width from wall to curb has remained the same from the initial design from 2016. This width is ultimately the effective dimension for turning maneuvers. Furthermore, the proposed layout has been confirmed to be functional with a large passenger vehicle through the use of a computer modeling program, AutoTurn.
- (ii) The proposed curb cut will allow for safe ingress and egress. Given the minimal street frontage, the proposed driveway location was determined based upon the available on-site parking area. Furthermore, O'Brion Street is a local street with minimal traffic turnover. The movements created by this development are not expected to cause an adverse effect to public traffic flow.

c. Sidewalks.

- (i) A brick sidewalk with granite curb exists along the project frontage.
- (ii) The existing brick sidewalk will be rebuilt to City Standards along the project frontage.
- (iii) The main entrance will be contiguous with the public sidewalk along O'Brion Street.

b) Environmental Quality Standards

1. Preservation of Significant Natural Features

- a. There are no known significant natural features within the subject parcel.

2. Landscaping and Landscape Preservation:

a. Landscape Preservation

- (i) The site has been designed to preserve as many trees as possible. Please refer to the Plan Set for a description of trees to be removed and maintained.

(ii) A minimum of 33% of the existing trees are proposed to remain. An addition maple tree in the rear and along the public R.O.W. are also proposed to increase the shade tree count.

(iii) The plans have incorporated measures to protect trees during construction.

b. Site Landscaping

(iii) One street tree has been proposed within the sidewalk per the Landscape Plan, Sheet L-1.

c) Public Infrastructure and Community Safety Standards

1. Consistency with Master Plan

a. The development has been designed to be consistent with the City's Master Plan.

b. Not applicable.

2. Public Safety and Fire Prevention

a. The site has been designed to promote a safe area. Fences and shrubs will delineate the property boundary.

b. The front of the structure will be located two feet off of the property line, providing immediate emergency access directly from O'Brion Street.

c. A sprinkler line consistent with the City public safety standards is proposed to tap off of the water main within O'Brion Street.

3. Availability and Adequate Capacity of Public Utilities

a. The development will not overburden any public utility. Please find included with this application correspondence with the various utility companies outlining their ability/capacity to serve the project.

b. The electric, telephone, and cable services will be underground.

c. The installation of all utilities will meet the provisions outlined in Sections 2 and 9 within the City's Technical Manual.

d. The development will connect to the public sewer system.

e. Sewer and storm systems have been designed to meet City Standards in Sections 2 and 4 within the City's Technical Manual.

f. Not applicable.

d) Site Design Standards

4. Historic Resources



- a. Not applicable

9. Zoning Related Design Standards

- a. As outlined on Sheet C-10, the project has been designed to meet the zoning standards within the R6 zone.