

### **07-CU: Zone Specific Criteria**

Reference: Land Use Ch. 14, Div. 10. B-2 and B2-B Community Business

The following is a narrative of how the proposed development at 1884 Forest Avenue meets the B-2 Zone Conditional Use for Auto Service Stations Section 14-183 (a).

- 1. Signs:** Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed and City of Portland Land Use Code of Ordinances Chapter 14 Sec. 14-183 Rev. 3-20-2017 14-264 maintained so as to ensure the safety of the public. Such signs shall advertise only services or goods available on the premises.

**Final building signs have yet to be incorporated and are dependent on the retailer lease. A free standing sign for convenience store could be located near the main entrance off Forest Avenue, but must comply with the City Sign Ordinance and must also comply with Traffic review to impede or create and unsafe distraction.**

**Final sign for site or stores or gas station will be coordinated with Traffic, site designers, and City Staff for final location. Storefront signage will be permitted individually with each retailer prior to store occupancy.**

- 2. Circulation:** No ingress and egress driveways shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.

**The ingress and egress driveways are not located within thirty feet from an intersection nor are the entrances/exits located in proximity to a playground, school, church or other places of public assembly, or a residential zone that poses a potential danger to the safety of the public. The proposed new development is consistent with zoning and the type of existing businesses in the neighborhood.**

- 3. Conditions specific to major or minor auto service stations, car washes and automobile dealerships:**

a. A landscaped buffer, no less than 5 feet wide, shall be located along street frontages (excluding driveways). The buffer shall consist of a variety of plantings in accordance with the City of Portland Technical Manual; and **Landscaping proposed along the street frontage at Forest Avenue includes the installation of five trees where appropriate within the property bounds adjacent to the right-of-way. Two trees will be planted adjacent to the Riverton Drive right-of-way. Foundation plantings along the Forest Avenue face of the retail building are proposed in landscape design where the installation of trees is in conflict with existing overhead electrical lines. The length of the convenience store Forest Avenue face is landscaped to provide the landscape buffering. The area between the**

landscaping at the building face and the sidewalk will be seeded. Please see the Landscape Plan for proposed planting specifics.

b. Car washes shall be designed to avoid the tracking of residual waters into the street. **Not Applicable**

4. Reserved

5. Reserved

6. Drive-Throughs: **Not Applicable**