

PROJECT SUMMARY

September 30th, 2024

NEED ASSESSMENT:

We would like to construct a small commercial auto repair shop roughly 1050sq ft to service and repair vehicles for the public. The intended use for this building is to be able to safely work on customer vehicles under an enclosed roof and flat surface. Note that this will be its own separate business under a new LLC name and will not be related to the automotive sales on the premise.

BUILDING DISCRIPTION:

The building will be approximately 1050sqft (30Lx35Wx12H) and will sit on a concrete slab. Two 10ft rolling garage doors will be facing the front. Another man-door will be allocated on the back of the building and one more to the right side facing the main building.

ZONING: Chapter 54 General Commercial

Based on the Pre-application notes by the City of Tualatin the property is designated as General Commercial GC. In accordance with Table 54-1 this use is permitted outright in this Zone.

This project is still in continued conformity of the stated historic grandfather clause that would allow the usage of the auto sales business in the existing building (Marvelous Motors LLC).

SITE DEVELOPMENT STANDARDS: Chapter 73A.300

All sidewalks and accessible routes to the building existing and were previously approved by the City.

LANDSCAPING: Meets Chapter 73B requirements

The existing site has met the city requirements of landscaping.

Five-foot wide landscaped area requirement does not apply to: Loading areas, Pedestrian egress/ingress locations; and where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports, and pedestrian corridors) is less than eight feet. All 4 sides of the building fall under one of these categories and will not be landscaped.

PARKING: Exceeds standards in Chapter 73C

The existing site provides about 100 parking space for all types of vehicles, more than the required about in the code. Parking lines will be contracted and painted white along with 4 wheelchair accessible areas close to the building.

WASTE MANAGEMENT: Meets requirements of Chapter 73D

The existing trash enclosure meets the standard for waste management. This addition will generate no additional waste. Cardboard and other recyclable activity occurs in the vestibule.

SOIL EROSION, SURFACE WATER MANAGEMENT, WATER QUALITY FACILITIES AND BUILDING AND SEWER:

The building already is connected to the sanitary and will not impact sanitary flows.

STORM DRAINAGE & WATER QUALITY:

TDC 74.630 Storm Drainage System

As a part of the City of Tualatin approval for the existing site, a stormwater facility for water quality and water quantity was constructed. Storm drain easement and conveyance piping already exists.

TDC 74.650 Water Quality, Stormwater Detention and Erosion Control

As a part of the City of Tualatin approval for the existing site, a stormwater facility for water quality and water quantity was constructed. Storm drain easement and conveyance piping already exists.

WATER:

Domestic water and Fire line connections already exist to the building.

SANITARY SEWER:

TDC 74.620 A sanitary sewer connection already exists to the building.

UTILITY EASEMENTS:

TDC 74.330 Utility Easements

Utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electric lines, and other public utilities shall be granted to the City.

No additional easements will be required.

GRADING:

TDC 74.640

Development sites shall be graded to minimize the impact of stormwater runoff to drain as they did before the new development. All portions of the development will be served by gravity drainage from the building. The proposed grading plan minimizes the impact of stormwater runoff to adjacent properties and allows adjacent properties to drain as they did before the development.

OTHER IMPACTS AND COMMENTS:

Storm water impact will not be significantly impacted, there will be the same impervious area as the original construction. There are no wetland areas impacted by this development.

The existing storm water facility is due for repairs and maintenance. This work has been signed and is under contract with 3CD LLC Construction for repairs and maintenance. There has been a shortage on native species that need to be planted on the drainage site of the storm water system. All Clean Water Services codes and requirements for the existing storm water facility are set to be met. Along with native plant shortages, the current season is not the not right time to plant these plants as they require a lot of irrigation. The expected time to planting the native species is set to be in the fall or winter.

The stormwater report and easement documentations are currently being worked on. We have stumbled upon a few issues trying to find civil engineers to perform the job here. The reason being most contractors do not accept small jobs like the one we have. I would like to ask the city to perform the architectural review as I am submitting it and I will provide the stormwater report as soon as it is available.