



MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

Master File #: **R-2021-003**

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:

- | | | |
|---|--|---|
| <input type="checkbox"/> Amendment to Maps and/or Ordinances: | <input type="checkbox"/> Land Division: | <input type="checkbox"/> Residential Dwelling: |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Lot Consolidation | <input type="checkbox"/> Duplex |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Partition | <input type="checkbox"/> Manufactured Dwelling Park |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Property Line Adjustment | <input type="checkbox"/> Temporary Dwelling Unit |
| <input type="checkbox"/> Code Interpretation | <input type="checkbox"/> Replat | <input type="checkbox"/> Sign Review |
| <input type="checkbox"/> Community Service Use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Transportation Facilities Review |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Miscellaneous: | <input type="checkbox"/> Variance: |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Barbed Wire Fencing | <input type="checkbox"/> Use Exception |
| <input type="checkbox"/> Director Determination | <input type="checkbox"/> Mixed Use Overlay Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Downtown Design Review | <input type="checkbox"/> Modification to Existing Approval | <input type="checkbox"/> Willamette Greenway Review |
| <input type="checkbox"/> Extension to Expiring Approval | <input type="checkbox"/> Natural Resource Review** | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Historic Resource: | <input type="checkbox"/> Nonconforming Use Alteration | <input type="checkbox"/> Use separate application forms for: |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Parking: | Annexation and/or Boundary Change |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Quantity Determination | • Compensation for Reduction in Property Value (Measure 37) |
| <input type="checkbox"/> Status Designation | <input type="checkbox"/> Quantity Modification | • Daily Display Sign |
| <input type="checkbox"/> Status Deletion | <input type="checkbox"/> Shared Parking | • Appeal |
| | <input type="checkbox"/> Structured Parking | • Appeal |
| | <input type="checkbox"/> Planned Development | |

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): **Cory Hamilton**

Mailing address: **ODOT , 9200 SE Lawnfield Rd , Clackamas** State/Zip: **OR 97214**

Phone(s): **(971) 673-6200** Email: **Cory.D.Hamilton@odot.state.or.us**

Please note: The information submitted in this application may be subject to public records law.

APPLICANT'S REPRESENTATIVE (if different than above): **Mark Dane**

Mailing address: **Mark Dane** State/Zip: **OR 97214**

Phone(s): **03-332-7167** Email: **markdaneplanning@gmail.com**

SITE INFORMATION:

Address: **9002 SE McLoughlin Blvd** Map & Tax Lot(s): **200 & 300 11E25BC**

Comprehensive Plan Designation: _____ Zoning: _____ Size of property: **5.13 AC**

PROPOSAL (describe briefly):

SIGNATURE:

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: **Mark Dane** Date: **9-15-21**

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

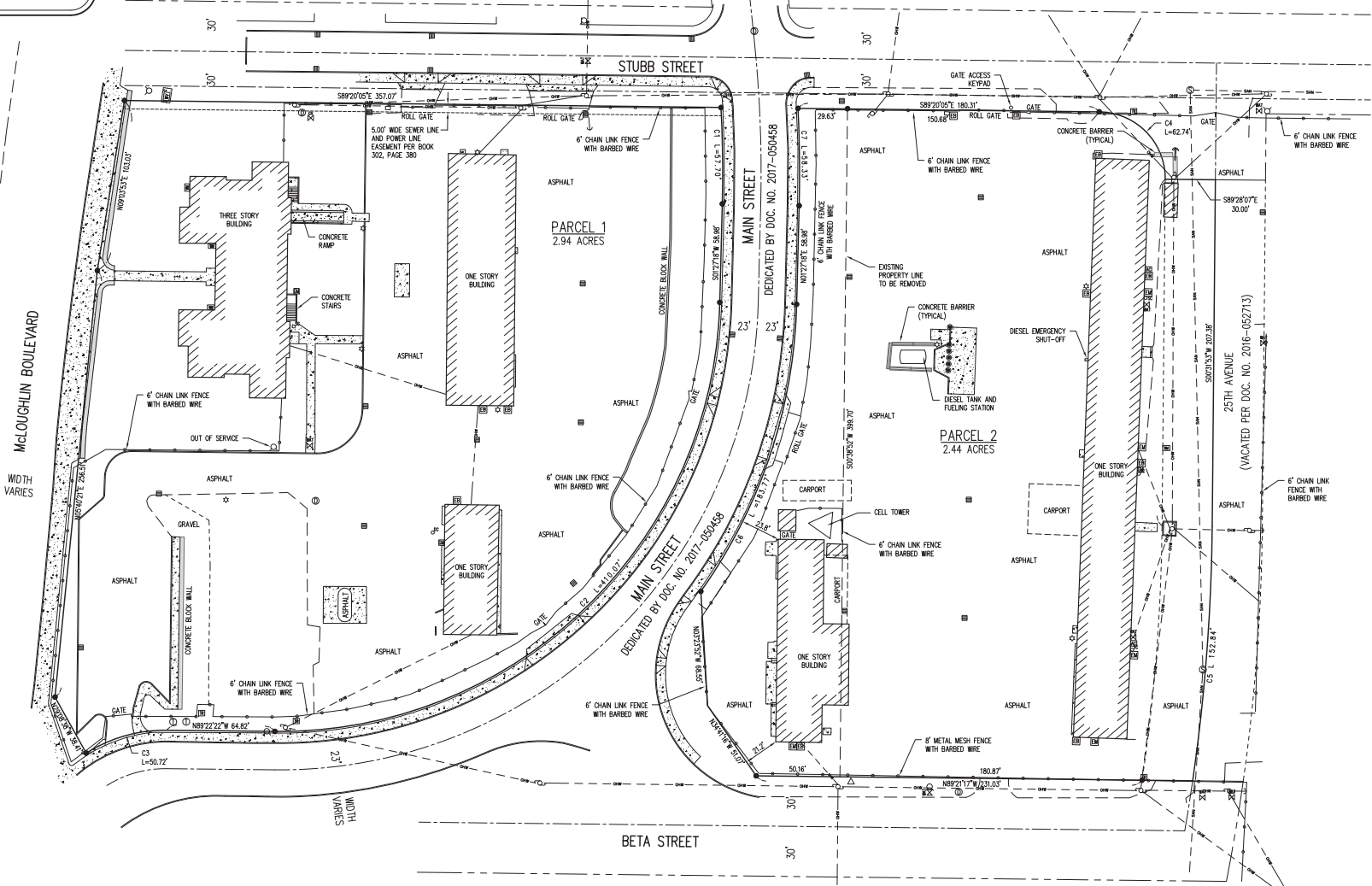
LEGEND

RIGHT-OF-WAY LINE	---	FIRE HYDRANT	⊗	GUY WIRE ANCHOR	←
BOUNDARY LINE	---	WATER METER	⊗	UTILITY POLE	⊕
PROPERTY LINE	---	WATER VALVE	⊗	ELECTRICAL METER	⊕
CENTERLINE	---	WATER VAULT	⊗	POWER JUNCTION BOX	⊕
CURB	---	SANITARY SEWER CLEAN OUT	⊗	HVAC UNIT	⊕
EDGE OF PAVEMENT	---	SANITARY SEWER MANHOLE	⊗	STREET LIGHT	⊕
EASEMENT	---	STORM SEWER CLEAN OUT	⊗	TELEPHONE/TELEVISION MANHOLE	⊕
FENCE LINE	---	STORM SEWER CATCH BASIN	⊗	TELEPHONE/TELEVISION JUNCTION BOX	⊕
OVERHEAD WIRE	---	STORM SEWER MANHOLE	⊗	TELEPHONE/TELEVISION RISER	⊕
TELEPHONE LINE	---	GAS METER	⊗	BOLLARD	⊕
GAS LINE	---	GAS VALVE	⊗	FOUND SURVEY MONUMENT	●
SANITARY SEWER LINE	---				

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	57.77	743.92	47°24.0'	S00°42'27"E 57.68'
C2	410.77	263.48	89°10'21"	S46°02'28"W 369.92'
C3	50.72	88.00	33°01'24"	S74°09'57"W 50.02'
C4	62.74	41.00	89°51'58"	S44°24'06"E 56.50'
C5	159.84	1137.50	7°41'57"	S04°22'53"W 159.73'
C6	183.77	309.48	34°01'17"	N18°27'57"E 181.08'
C7	58.33	786.92	47°14'48"	N00°40'00"W 58.31'

- NOTES**
- 1) THE PURPOSE OF THIS ADJUSTMENT IS TO ALIGN THE PROPERTY BOUNDARIES WITH THE RIGHT-OF-WAY LINES FOR MAIN STREET. IN 2017 A NEW RIGHT-OF-WAY WAS DEDICATED FOR MAIN STREET THAT SPLIT TAX LOT 300. THE OWNER WOULD LIKE TO ADD THE PORTION OF TAX LOT 300 LOCATED EAST OF THE NEW RIGHT-OF-WAY TO TAX LOT 200.
 - 2) THE PROPERTIES ARE CURRENTLY UNDER COMMON OWNERSHIP.
 - 3) THE EASEMENTS SHOWN AND NOTED HEREON ARE BASED ON THE TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE COMPANY OF OREGON, WITH ORDER NUMBER 45142105358 AND WITH AN EFFECTIVE DATE OF FEBRUARY 19, 2021.
 - 4) THERE ARE NO PROPOSED EASEMENTS REQUIRED FOR THE PROPERTY LINE ADJUSTMENTS.
 - 5) THE UNDERGROUND UTILITIES ARE BASED ON FIELD WORK PERFORMED ON APRIL 2, 2021.



NORTHWEST SURVEYING, INC.
1816 BEAVERTON, OR 97008
PH: (503) 846-2127 FAX: (503) 846-2179
www.northwestsurveying.com

LOCATED IN THE NW 1/4 OF SECTION 25,
TOWNSHIP 36N, RANGE 12E, EAST, T11L,
CLATSOP COUNTY, OREGON

OREGON
TAX MAP 14-C-226

PROPOSED REPLAT

MILWAUKEE
TAX MAPS 200 & 201

DRAWING NO.: 2242_PLA_APP
SCALE: AS NOTED
DRAWING GENERATED BY: L20004
DRAWN BY: CHS
CHECKED BY: CHS
PREPARED FOR:
OR. DEPT. OF TRANSPORTATION

REVISIONS:
INITIAL DATE: MAY 5, 2021
REVISED: SEPT. 23, 2021

REGISTERED PROFESSIONAL LAND SURVEYOR
Clinton H. Stubbs Jr.
OREGON
JANUARY 15, 1998
CLINTON H. STUBBS JR.
SMEBERS
RENEWED: 04/30/22

JOB NUMBER
2242
SHEET
1 OF 1

An application for the Replat of 9002 SE Mcloughlin Boulevard, between Tax Lots 200 & 300.

Tax Lots 200 and 300 on Clackamas County Assessor's Map 1-1E-25BC.

Tax Lot 200 is Tract 2 of Milwaukie Industrial Park

Tax Lot 300 is described in Volume 233, Page 369, Clackamas County Deed Records.

GENERAL INFORMATION

Applicant:

Cory Hamilton
District 2B Manager
Oregon Department of Transportation
9200 SE Lawnfield Rd
Clackamas, OR 97015
(971) 673-6200

Applicant's Representative:

Mark Dane / Mark Dane Planning Inc.
825 SE 32nd Avenue
Portland OR 97214
503-332-7167

Surveyor:

Clint Stubbs, PLS
Northwest Surveying Inc
1815 NW 169th Pl #2090,
Beaverton, OR 97006
503-848-2127

INTRODUCTION:

The subject property has an address of 9002 SE Mcloughlin Boulevard. The property consists of two Tax Lots. They are Tax Lot 200 and 300 on Clackamas County Accessor's Map 1-1E-25BC. Tax Lot 200 is Tract 2 of Milwaukie Industrial Park, and Tax Lot 300 is described in a deed recorded in Volume 233, Page 369, Clackamas County Deed Records.

In 2017 a new right-of-way was dedicated for Main Street by Document Number 2017-050458, Clackamas County Deed Records. The newly dedicated right-of-way split Tax Lot 300 into two separate pieces. The larger piece being located west of the right-of-way and a smaller piece, being 19,842 square feet, located east of the right-of-way.

The proposed Property Line Adjustment (through a re-plat) will combine that portion of Tax Lot 300 located to the east of the right-of-way of Main Street with Tax Lot 200. The resulting properties will meet with meet with the property area requirements for the zone. No new easements will be required to facilitate the adjustment, and no setback requirements will be violated by the adjusted line. The current property line goes through a building, and the adjustment will rectify this situation.

Staff have noted that should tax lot 200 exclude all of the former public right-of-way (ROW) that was 25th Avenue and push it into tax lot 100. This is because when a ROW is vacated, half goes to each of the adjacent lots, so 30 ft of the former 60-ft ROW of 25th Ave is currently part of tax lot 200. The question

therefore remains that should we push those 30 ft into tax lot 100, should tax lot 100 should be included in this boundary adjustment application and will be re-platted as well ?

Site Description

Parcel 1:	Oregon Department of Transportation - Tax Lot: 200
Zoning:	Tacoma Station Area Mixed Use (MUTSA)
Current Use:	ODOT Maintenance Yard
Lot Size:	75,450 Square Feet / Proposed Lot Size: 95,292 Square Feet
Parcel 2:	Oregon Department of Transportation - Tax Lot: 300
Zoning:	Tacoma Station Area Mixed Use (MUTSA)
Current Use:	ODOT Maintenance Yard
Lot Size:	148,036 Square Feet / Proposed Lot Size: 128,194 Square Feet

Water District:	City of Milwaukie
Sanitary Sewer:	City of Milwaukie
Surface Water Mgmt.:	City of Milwaukie
Fire District:	Clackamas County Fire District #1
Power:	Portland General Electric
Telephone:	Century Link
Cable:	Comcast
Gas:	Northwest Natural

BASIS FOR PROPOSED LAND USE ACTION:

The applicant is proposing a Property Line Adjustment, which will have to be processed as a re-plat. This is because the boundary change involves a lot from a platted subdivision (tax lot 200 was part of the Milwaukie Industrial Park subdivision of 1956). Because the 1956 subdivision was originally decided by the Planning Commission, Milwaukie Municipal Code (MMC) Table 17.12.020 would normally want the replat to be processed with Type III review (including a hearing with the Planning Commission). The applicant is requesting a Type II process. MMC 17.12.020.B permits a type II application providing any adjustment to standard submitted with the application is consistent with applicable criteria, consistent with the original approval, and does not increase the number of lots. The applicant believes this to be the case.

The applicant has included the four following sign forms:

- 1) Thew Land Use Application
- 2) The Submittal Requirements Form
- 3) The Preliminary Plat Checklist
- 4) Authorization of Signature

Payment of \$1000.00 can be made by check or Card

17.12.030 APPROVAL CRITERIA FOR LOT CONSOLIDATION, PROPERTY LINE ADJUSTMENT, AND REPLAT

A. Approval Criteria

The approval authority may approve, approve with conditions, or deny a lot consolidation, property line adjustment, and/or replat based on the following approval criteria. The applicant for a lot consolidation, property line adjustment, or replat shall demonstrate the following:

- 1. Compliance with this title and Title 19 of this code.

Comment: The applicant has addressed those standards under the 19.312 NORTH MILWAUKIE INNOVATION AREA subsection of the code as well as the applicable subsection criteria

- 2. The boundary change will allow reasonable development of the affected lots and will not create the need for a variance of any land division or zoning standard.

Comment: The proposed Property Line Adjustment (through a re-plat) will combine that portion of Tax Lot 300 located to the east of the right-of-way of Main Street with Tax Lot 200. The resulting properties will meet with meet with the property area requirements for the zone. No new easements will be required to facilitate the adjustment, and no setback requirements will be violated by the adjusted line. The current property line goes through a building, and the adjustment will rectify this situation.

- 3. Boundary changes shall not reduce residential density below minimum density requirements of the zoning district in which the property is located. (Ord. 1907 (Attach. 1), 2002)

Comment: This property is not in a residential zone.

17.16.050 REPLAT

The following shall accompany applications for a replat:

- A. Completed application form signed by all owners of property included in the proposal;

Comment: A completed application form signed by all owners of property is attached

- B. The application fee as adopted by the City Council;

Comment: A fee of \$1,000.00 is to be paid to the City

- C. A narrative report that describes how the proposal meets approval criteria;

Comment: This narrative meets this code criteria

- D. Additional information as may be required by the application checklist; and

Comment: The applicant has also included relevant Title documentation. Should staff require further narrative, or additional materials the applicant will be happy to assist.

- E. Additional information including full submission requirements for preliminary plat as may be required by the Planning Director upon review of the proposal. (Ord. 1907 (Attach. 1), 2002)

Comment: Should staff require further narrative, or additional materials the applicant will be happy to assist.

19.312 NORTH MILWAUKIE INNOVATION AREA

19.312.1 Purpose

A. The Tacoma Station Area Mixed Use Zone (MUTSA) is intended to support the goals and policies of the North Milwaukie Innovation Area (NMIA) Plan. The MUTSA district is intended to take advantage of its unique location near the Tacoma light rail station and provide opportunities for a wide range of uses. The primary uses in this zone include housing, limited commercial and service-related office use, high intensity office employment, and light industrial uses including uses involved in production, manufacturing and processing, of goods. The intent of light industrial uses in the MUTSA is to provide an area to serve a wide variety of manufacturing and other industrial activities with controlled external impacts. These types of industries are often involved in the secondary processing of materials into components, the assembly of components into finished products, food and beverage processing, warehousing, and wholesaling. The external impact from these uses is generally less than heavy industrial uses and activities are generally located indoors.

Comment: the intent of this application is clean up an existing issue where a property line currently runs through an existing structure. No changes to use, or impact are proposed.

B. The North Milwaukie Employment Zone (NME) Zone is intended to support the goals and policies of the NMIA Plan and retain the area as a viable industrial and employment zone. The primary uses in the zone are intended to be uses involved in production, manufacturing, processing, and transportation of goods, as well as uses providing opportunities for higher intensity employment such as production-related office, laboratories, and research and development uses. Limited specific uses not involving the production and transportation of goods, which are appropriate for industrial areas due to their use characteristics, are also allowed. Service-related office and commercial uses are intended to be incidental uses that are minor in relation to the industrial uses on a site and should be subordinate and accessory to the industrial uses in the zone.

Comment: The result of this replat / PLA will be to clear up the title which in turn will make it easier to either sell or refinance the property in the future. Essentially this action is removing a clouded title.

19.312.2 Uses

A. Permitted Uses: Uses allowed outright in the NMIA zones are listed in Table 19.312.2 with a "P." These uses are allowed if they comply with the development and design standards and other regulations of this title.

B. Community Service Uses: Uses listed in Table 19.312.2 as "CSU" are permitted only as community service uses in conformance with Section 19.904.

C. Conditional Uses: Uses listed in Table 19.312.2 as "CU" are permitted only as conditional uses in conformance with Section 19.905.

D. Nonconforming Uses, Structures, and Development: Existing structures and uses that do not meet the standards for the NMIA zones may continue in existence. Alteration or expansion of a nonconforming use, structure, or development that brings the use, structure, or development closer to compliance may be allowed through development review pursuant to Section 19.906. Alteration or expansion of a nonconforming use or structure that does not bring the use or structure closer to compliance may be allowed through a Type III variance pursuant to Section 19.911. Except where otherwise stated in this section, the provisions of Chapter 19.800 Nonconforming Uses and Development apply.

E. Prohibited Uses: Uses not listed in Table 19.312.2, and not considered accessory or similar pursuant to Subsections 19.312.2.F and G below, are prohibited. Uses listed with an “N” in Table 19.312.2 are also prohibited.

F. Limited Uses: Uses listed in Table 19.312.2 as “L” are permitted only as limited uses in conformance with Section 19.312.4.

G. Accessory Uses: Uses that are accessory to a primary use are allowed if they comply with all development standards.

H. Similar Uses: The Planning Director, through a Type I review, may determine that a use that is not listed is considered similar to an example use listed in Table 19.312.2. The unlisted use shall be subject to the standards applicable to the similar example use.

Comment: Both properties are currently used as maintenance yards. NO change in use is proposed.

19.312.5 Development Standards

These development standards are intended to ensure that new development is appropriate in terms of building mass and scale, how the building addresses the street, and where buildings are located on a site.

Table 19.312.5 summarizes some of the development standards that apply in the NMIA. Development standards are presented in detail in Subsection 19.312.6.

Standard	NME	MUTSA	Standards/Additional Provisions
A. Lot Standards			
1. Minimum lot size (sq ft)	None	None	
2. Minimum street frontage (ft)	None	None	
B. Development Standards			

1. Floor area ratio (min/max)	0.5:1/3:1	0.5:1/3:1	
2. Building height (ft)			
a. Minimum	25	25	
b. Maximum (Height bonus available)	45-90	45-90	Subsection 19.312.6.A Building height bonus Subsection 19.510 Green Building Standards
3. Setbacks (ft)			Subsection 19.501.2 Yard Exceptions
a. Minimum front yard setback	None	None	
b. Maximum front yard setback	10-30 ¹	10-30 ¹	
c. Side and rear setbacks	None ²	None ²	
4. Maximum lot coverage	85%	85%	
5. Minimum Landscaping	15%	15%	Subsection 19.312.6.G Landscaping
6. Flexible ground-floor space	Yes, where applicable	Yes, where applicable	Subsection 19.312.7.B.7 Flexible ground-floor space
7. Off-street parking required	Yes	Yes	Subsection 19.312.6.C Loading and Unloading Areas Subsection 19.312.7.C Parking, Loading and Unloading Areas Chapter 19.600 Off-Street Parking and Loading
8. Frontage occupancy	50%	50%	Subsection 19.312.7.8 Frontage occupancy
C. Other Standards			
1. Residential density requirements (dwelling units per acre)			Subsection 19.202.4 Density Calculations

a. Stand-alone residential			
(1) Minimum	N/A	None	
(2) Maximum	N/A	None	
b. Mixed-use buildings	N/A	None	
2. Signs	Yes	Yes	Subsection 14.16.050 Commercial Zone Subsection 19.312.6.F Signage for Non-manufacturing Uses
3. Design Standards	Yes	Yes	Subsection 19.312.7.A Design Standards for All New Construction and Major Exterior Alterations

1. Properties in the MUTSA have a maximum front yard setback of 10 ft. Properties on key streets in the NME have a maximum front yard setback of 30 ft. Refer to 19.312.7 for key streets.

2. Side and rear lot lines abutting a residential zone have a minimum 10-ft setback. Side and rear lot lines not abutting a residential zone have no required setback.

***Comment:** The replat brings the property into closer compliance with the underlying standards. Primarily the street setbacks to the south, and west of the property. The northwest corner is 23-feet from the Main Street right-of-way, and the southwest corner is 21-feet. There has been no change or increase in impacts caused by this replat. This land use action does not take the property out of current compliance.*

19.312.6 Detailed Development Standards

The following detailed development standards describe additional allowances, restrictions, and exemptions related to the development standards of Table 19.312.5.

The following development standards apply to all uses in the NMIA.

A. Height Bonuses

To incentivize the provision of additional public amenities or benefits beyond those required by the baseline standards, height bonuses are available for buildings that help meet sustainability goals.

Project proposals that receive green building approvals and certification as identified in Section 19.510 are permitted a total of 45 ft of additional height above the 45-ft base height maximum.

***Comment:** No new construction is proposed.*

B. Screening of Outdoor Uses

Outdoor uses shall be screened as follows:

1. All outdoor storage areas shall be screened from adjacent properties by a 6-ft-high sight-obscuring fence or wall or by the use of vegetation. Vegetation used to screen outdoor storage areas shall be of such species, number, and spacing to provide the required screening within 1 year after planting.
2. All screened or walled outdoor use and storage areas which abut a public street shall be set back a minimum of 25 ft from the property line(s). Within that setback area, trees and evergreen shrubs shall be planted. The plants shall be of such a variety and arranged to allow only minimum gaps between foliage of mature trees and plants within 4 years of planting.
3. All plantings used to screen outdoor uses shall be maintained on an ongoing basis and shall be replaced if vegetation is diseased, dying, or dead.

Comment: *No change in fencing or screening is required or proposed*

C. Loading and Unloading Areas

In the NMIA, no loading or unloading facilities shall be located adjacent to lands designated for residential uses, or residential community services, if there are alternative locations of adequate size on the subject site.

Comment: *There will be no change to the function of this facility.*

D. External Effects

1. The potential external effects of industrial, manufacturing, and production uses shall be minimized in the NME as follows:
 - a. Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed building.
 - b. Potential nuisances such as noise, odor, electrical disturbances, and other public health nuisances are subject to MMC Title 8 Health and Safety.
 - c. Roof-mounted mechanical equipment, such as ventilators and ducts, for buildings located adjacent to residential districts, arterial streets, or transit streets, shall be contained within a completely enclosed structure that may include louvers, latticework, or other similar features. This screening requirement does not apply to roof-mounted solar energy systems or wind energy systems.

Comment: *There are no physical changes being proposed with this application.*

2. In order to ensure greater compatibility between industrial, manufacturing, and production uses and other uses in the Tacoma station area, the following off-site impact standards apply in the MUTSA:
 - a. Applicability

The off-site impact standards in this section apply to all new machinery, equipment, and facilities associated with manufacturing uses. Machinery, equipment, or facilities that were at the site and in compliance with existing regulations as of August 1, 2013, the effective date of Ordinance #2071, are not subject to these off-site impact standards.

b. Noise

The City's noise control standards and requirements in Chapter 8.08 apply.

c. Vibration

Continuous, frequent, or repetitive vibrations that exceed 0.002g peak are prohibited. Generally, this means that a person of normal sensitivities should not be able to feel any vibrations.

(1) Temporary vibrations from construction activities or vehicles leaving the site are exempt.

(2) Vibrations lasting less than 5 minutes per day are exempt.

(3) Seismic or electronic measuring equipment may be used when there are doubts about the level of vibrations.

d. Odor

Continuous, frequent, or repetitive odors are prohibited. The odor threshold is the point at which an odor may just be detected. An odor detected for less than 15 minutes per day is exempt.

e. Illumination

Machinery, equipment, and facilities may not directly or indirectly cause illumination on other properties in excess of 0.5 footcandles of light.

f. Measurements

Measurements for compliance with these standards may be made from the property line or within the property of the affected site. Measurements may be made at ground level or at habitable levels of buildings.

g. Documentation

An applicant must provide documentation certified by a registered engineer or architect, as appropriate, to ensure that the proposed activity can achieve compliance with these standards.

Comment: *There will be no change to existing conditions of the property.*

E. Additional Standards

When new residential development is proposed adjacent to existing industrial, manufacturing, and production uses, visual screening, which may include walls, fences, horizontal separation or plantings, shall

be provided for those areas adjacent to loading docks, truck or other delivery vehicle ingress or egress areas, dumpsters or other recycling vessels, and outdoor storage areas.

Comment: There will be no change to existing conditions of the property.

F. Signage for Non-manufacturing Uses

In addition to signage permitted in Title 14 Signs, 1 pedestrian-oriented sign per business may be provided along the building façade that faces the street. Pedestrian-oriented signs may be attached to the building, an awning, a kiosk, hanging, projecting, or otherwise so long as they are displayed no higher than 10 ft above the sidewalk and face the street and have a maximum area of 4 sq ft per sign face. All signs must comply with Title 14 Signs.

Comment: There will be no change to existing conditions of the property.

G. Landscaping

A minimum of 15% landscaping of the site is required. The required landscape area shall comply with the following:

- 1. Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, and outdoor hardscape features.
- 2. No more than 20% of the required landscape area shall be covered in mulch or bark dust. Mulch or bark dust under the canopy of trees or shrubs is excluded from this limit.
- 3. Trees shall have a minimum 2-in caliper at time of planting, measured at 4 ft above grade.
- 4. Shrubs shall be planted from 5-gallon containers or larger.
- 5. All plantings shall be maintained on an ongoing basis and shall be replaced if vegetation is diseased, dying, or dead.
- 6. A green roof and/or green/living wall may be used as a substitute for this landscaping requirement.

Comment: There will be no change to existing conditions of the property.