



Planning Department
 (541) 535-2050 Fax (541) 535-5769
 112 W 2nd Street/PO Box 330, Phoenix, OR 97535

+148.00 Public Notice Fee

Development Review/Site Design Review Application File No. SP23-06 Fee \$ 1000.00

NOTICE TO APPLICANT: Applicants are advised to review the list of submittal requirements indicated on each application form prior to submitting an application. **Incomplete applications will not be acted upon or scheduled for a public hearing until the Planning Department receives all required submittal materials and fees. Failure to provide complete and/or accurate information may result in delay or denial of your request.**

APPLICANT VOLPERT, LLC
Mailing address P.O. Box 123, Phoenix OR 97535
Phone 541-282-3729 **Fax** NA **Email** Will@indigocreekoutfitters.com
Applicant's interest in property Owner

Signature _____ **Date** _____

PROPERTY OWNER SAME

Mailing address _____
Phone _____ **Fax** _____ **Email** _____

Signature Will V **Date** 6/1/23

Property Owner's Consent: I do hereby certify that I am the legal owner of record of the property described above and as such, I am requesting that the City of Phoenix process this application in accord with state and local ordinances.

Signature Will V **Date** 6/1/23

If same as applicant, mark SAME. If there is more than one property owner, please attach additional sheets as necessary.

SITE LOCATION AND DESCRIPTION

Address 117 S Main St. **Tax Map #(S)** 382W10CC **Tax Lot #(s)** 2300
Address _____ **Tax Map #(S)** _____ **Tax Lot #(s)** _____
Adjacent property under same ownership (list tax lot ID) _____

Frontage street or address S Main Street **Nearest cross street** 1st Street

Site size (acres or square feet) .56 **Dimensions** 115' x 200'

BUSINESSES Are any businesses operating on the property? If yes, please describe. Indigo Creek Outfitters

All businesses operating within the City of Phoenix must obtain a Business License.

SPECIFIC REQUEST **New Use/Construction** **Alteration** **Change of Use**

Describe Property is currently vacant. Previously had a commercial building but residence. 100% structure loss in Alameda Fire. This is a redevelopment.

OFFICE USE ONLY.

This institution is an equal opportunity provider and employer.

120 day time limit	Accepted as complete _____	Final decision by _____
DL CD 45-day notice required	Y/N _____ Date mailed _____	Date of first hearing _____
Planning Commission hearing date	_____	Notice mailed _____
Notice to media	Publication date _____	Emailed _____
Notice of Decision	Date mailed _____	Appeal deadline _____
Associated applications	_____	_____

#137966482
JW
7/7/2023

#197259
JW
6/8/23

The following criteria must be satisfied in order to approve a request. See the specific language in Section 4.4.4.1 on page 3 of this form. Please tailor all responses to these criteria. All applications must also demonstrate compliance with applicable standards in Chapter 3 (Design Standards) of the LDC.

Is the proposed use listed as a Conditional Use in the underlying zone? Yes No

Describe in detail how the characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features.

Redevelopment is planned in previous building footprint.

Describe in detail how the site and proposed development are timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use.

Proposed building is along Main Street.

Describe in detail how the proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district.

This is a redevelopment - surrounding properties also burned.

Describe in detail how the proposal satisfies the goals and policies of the City Comprehensive Plan that apply to the proposed use.

This is a redevelopment of a property that burned in the Alameda Fire.

Use this space to provide any additional information.

The Phoenix Land Development Code (LDC) accepts that certain uses, while not permitted outright, can be compatible uses in certain zones. The applicant bears the burden of proof to show that the proposed use is compatible or can be made compatible with the surrounding neighborhood and/or zone through appropriate mitigation.

Electronic submittals to accompany this application form are encouraged. All text submittals should be provided in a Microsoft Word document; plans and other images should be formatted as a PDF.

The application will not be scheduled for a hearing until deemed complete.

Use additional sheets if necessary.

Volpert, LLC
117 South Main Street, Phoenix, Oregon 97535
Type II Development Application Narrative

The property is zoned City Center (C-C). The proposed use is permitted and the criteria and standards in the Phoenix Land Development Code will be met, as explained below.

CHAPTER 2.3 CITY CENTER DISTRICT (C-C)

a. Chapter 2.3.2 - Permitted Land Uses

Table 2.3.2.A, 6. Commercial confirms that the proposed commercial use of Retail trade and services is an allowed use in the City Center zone.

b. Chapter 2.3.3 - Building Setbacks

The proposed development meets all building setback standards as described in Chapter 2.3.3 and summarized below.

Front Yard Setbacks

Proposal is a 10 foot setback

Minimum Setback - Proposal meets the requirement of no minimum front yard setback required.

Maximum Setback - Proposal meets the requirement of a maximum front yard setback of 10 feet.

Rear Yard Setbacks

Minimum Setback - Proposal meets the requirement of no minimum rear yard setback required. The City Center Master Plan Concept and easement indicates the potential development of an ally through the respective property. If the alley is developed, there is ample space to provide for parallel parking along the alley.

Through-Lots - Not Applicable. There is only one street frontage.

Side Yard Setbacks

Proposal meets the requirement of no side yard setback required. Additionally, the planned development conforms to the vision clearance standards and the applicable fire and buildings codes for attached structures, firewalls, and related requirements.

Buffer Setbacks

Not applicable. Adjacent properties are zoned for commercial use.

Oregon 99 Setbacks

Not applicable. The property is located outside of the Oregon 99 Setback Overlay Zone.

c. Chapter 2.3.4 - Lot Coverage

The Phoenix Land Development Code states there is no maximum lot coverage requirement, except that compliance with other sections of the PLDC may preclude full (100%) lot coverage for some land uses. The proposal satisfies such requirements.

d. Chapter 2.3.5 - Open Space

Proposal includes *Open Space* located between the development and the sidewalk adjacent Main Street. The space measures 40 feet by 10 feet, for a total area of 400 square feet.

General

Common Open Space - Common open space is designed to accommodate a variety of activities and users. The space is pedestrian friendly and includes seating, landscaping, and ornamental lighting. The space will be built and landscaped by the developer.

Open Space Location

The common open space is within walking distance of those living, working, and shopping in the City Center. The space is intentionally designed to be easily and safely accessed by pedestrians and bicyclists. The location of the open space offers security because of its high visibility from nearby residences, stores, and offices.

Open Space Amount & Size

The open space located between the building and sidewalk is approximately 62 feet by 10 feet, for a total of 620 square feet. The open space exceeds the minimum required dimension of 20 linear feet. The open space accounts for over 4% of the proposed site development, exceeding the minimum percentage required of 2% for non-residential site development.

Open Space Design

The open space will include public art and benches for sitting. These two improvements satisfy the minimum of two improvements required by the PLDC. The open space will be adequately illuminated in accordance with Chapter 3.12 of the PLDC. Landscaping within the open space will be designed and maintained to avoid security risks.

e. Chapter 2.3.6 - Block Layout and Building Orientation

The proposed development promotes a walkable, storefront character that satisfies the objectives of Chapter 2.3.6 of the PLDC.

Block Layout Standard

The proposed development is configured to provide an interior parking court. The positioning of features in the site plan allow for an alley (easement) to run North-South through the property. Pedestrian pathways will be established from the sidewalk to the building and from the sidewalk to the parking area.

Provide Usable Pedestrian Space

The proposal satisfies the requirement of providing a usable pedestrian space with the creation of open space between the sidewalk and building. A covered entrance in the front of the building benefits the space. The development provides street trees, space for outdoor seating, covered space, and on-street parking to improve the pedestrian environment along internal private drives.

Building Orientation Standard

The proposal satisfies the following criteria:

1. Minimum and Maximum setback standards are met.
2. The building has the primary entrance oriented to Main Street.
3. Off street parking, driveways, and other vehicular circulation is not placed between the building and Main Street.

Variances

Not applicable. The proposal does not seek to change this section through a variance.

CHAPTER 3.2 ACCESS AND CIRCULATION

a. Chapter 3.2.1 - Purpose

The proposal meets requirements to provide safe and efficient access and circulation, for pedestrians and vehicles.

b. Chapter 3.2.2 - Vehicular Access and Circulation

Intent and Purpose

Existing accesses allow for an adequate level of service and will continue to maintain the functional classification of roadways as required by the City's Transportation System Plan.

Applicability

The proposed development abuts a public street and is therefore subject to the criteria and requirements within Chapter 3.2.2 of the PLDC.

Traffic Study Requirements

The applicant understands that the City of Phoenix or other agency with access jurisdiction may require a traffic study.

Conditions of Approval

The applicant understands that the City of Phoenix or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements, development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit, to ensure the safe and efficient operation of the street and highway system. Access to and from off-street parking areas shall not permit backing onto a public arterial or collector street.

Access Options

1. Access will be provided from existing mid-block lanes (Option 1).
2. Not applicable. Proposed development is on commercial property.
3. Not applicable. Proposed development is not on a double-frontage lot.
4. Not applicable. Proposed development does not include a private driveway.

Access Spacing

The proposed development is unable to meet the access spacing standards shown in Table 6: 3.2.2.F.. Therefore, the two accesses will be spaced as far apart as possible while still allowing for parking along the southern side of the property.

Number of Access Points

There will be two access points onto the property. One will be an "entrance only" access and the other will be both entry and exit access. The two accesses are important as they will allow for vehicles with trailers to easily enter and exit the property. The long term development plan includes structures toward the back of the property. The ability to move vehicles and trailers through the property without having to back up to exit is an important space saving aspect of having two access points.

Shared Driveways

The topography of the property immediately to the north of the proposed development presents a challenge for a shared driveway. The property to the south is vacant. Applicant understands the City may require a shared driveway.

As shown in the site plan, an access easement is stubbed out to accommodate the potential development of an alleyway through the property.

Street Connectivity

1. Efficient vehicular and pedestrian circulation is achieved by accesses from Main Street.
2. The proposed development site/block meets the width standards.
3. Applicant understands the City may require an easement or dedicated right-of-way through the block to accommodate utilities, drainage facilities, and pedestrian/bicycle connections.
4. The proposed development site/block meets the block length and perimeter standards.

Master Planned Developments

Not applicable.

Driveway Openings

1. Not applicable.
2. Not applicable.
3. Not applicable.
4. Proposed accesses exceed the minimum width requirement of 10' per travel lane. The northern access (one travel lane) measures 14'6" and the southern access (two travel lanes) measures 22'.
5. Not applicable.

Fire Access and Parking Area Turn-arounds

The parking areas shown in the proposed development site plan provide adequate aisles and turn-around areas for public safety, service, and delivery vehicles so that all vehicles may enter the street in a forward manner.

Vertical Clearances

Vertical clearance requirements are satisfied (13'6").

Vision Clearance

Proposal satisfies the vision clearance setback requirements. There will be no signs, structures, or vegetation in excess of three feet in height within the vision clearance areas (15').

Construction

1. Handicap parking spaces and ADA pathways will be paved with asphalt, subject to review and approval by the Building Official. Other circulation routes and parking spaces will be gravel.
2. Surface water facilities (if needed) will eliminate sheet flow of water onto public rights-of-way and abutting property. Such a facility will be constructed in conformance with City standards.
3. If a driveway apron is required, it will be paved with concrete surfacing.

c. Chapter 3.2.3 Pedestrian Access and Circulation

Pedestrian Access and Circulation

1. A pathway extends throughout the development site and will connect to future phases of development.
2. Safe, Direct and Convenient Pathways
 - a. The pathway is direct and the route does not deviate from a straight line.
 - b. The pathway is safe and convenient.
 - c. The proposed site plan demonstrates the primary entrance is the main public entrance to the building.
 - d. Not applicable.
3. As demonstrated in the proposed site plan, pathways will connect all building entrances to one another and shall connect all parking areas.
4. Pathways shall have adequate lighting for safety purposes. Applicant understands that the City may require lighting as a condition of development review.
5. Not applicable. Property is under 400 feet in length.

Design and Construction

1. Pathways that are adjacent to a driveway or roadway will be raised six inches and curbed with ramps at ends.
2. Proposal satisfies the minimum requirement of "no pathway/building separation is required for commercial uses."
3. Crosswalks as indicated in the site plan will be clearly marked with contrasting materials.
4. Pathways will be 6' wide with a concrete surface.
5. Pathways will comply with the Americans with Disabilities Act.

CHAPTER 3.3 LANDSCAPING, STREET TREES, FENCES, AND WALLS

a. 3.3.2 Landscape Conservation

This section is not applicable. No live trees or shrubs will be removed in the proposed development. There are no live trees or shrubs located in the development footprint.

b. 3.3.3 New Landscaping

A. Applicant understands this section applies to the proposal.

B. A landscape plan is included in this proposal.

C. The landscape plan indicates that landscaping covers X% of the proposed site, exceeding the minimum required of 10%.

D. Landscape Materials -

1. Natural vegetation will be preserved or planted where practicable.
2. See attached estimate from Plant Oregon showing a variety of plants, trees, and materials to be used.
3. Non native and invasive plants will not be used.
4. The outdoor patio behind the building will account for 50% of the required landscaping.
5. Non plant ground covers will cover no more than 20% of the area to be landscaped.
6. Trees will have a minimum caliper size of 1.5 inches at DBH or greater, or be six feet or taller at the time of planting.
7. Shrubs shall be planted from 5-gallon containers or larger
8. Ground cover plants shall be sized and spaced so that they grow together to cover a minimum of 75% of the underlying soil within three years.
9. Not applicable.
10. Not applicable - see stormwater exemption.

E. Landscape Design Standards

1. Yard Setback Landscaping

- a. Shrubs and trees will be used as windbreaks.
- b. Not applicable.
- c. Pedestrian pathways are defined with landscaping.
- d. Landscaping will provide focal points.
- e. Trees will be used to provide summer shading.
- f. Plans show a combination of plants and trees.
- g. Landscaping and a fence will be used to screen the northern "former alleyway" of the property as well as the trash disposal location.
- h. Not applicable

2. Parking Areas

- a. Not applicable.
- b. Two areas will be screened: 1) The northern side of the property where an access previously existed will be screened with a non see-through fence and landscaping. 2) The garbage disposal area will be screened with a non see-through fence and landscaping.

Chapter 3.3.4 - Street Trees

A. to G. - Applicant understands the requirements and the landscape plan demonstrates adherence to such requirements.

Chapter 3.3.5 - Fences and Walls

B. - Dimensions

1. Not applicable.
2. The proposed fence blocking the former northern access will be six feet tall, meeting the requirement of a maximum height of six feet.
3. Not applicable
4. Not applicable, fence is outside the setback.
5. Not applicable, there is a setback requirement (max of 10 feet).
6. The fence will comply with Chapter 3.3.3
7. The fence will comply with Chapter 3.2.2

C. Materials - Applicant understands that all materials are acceptable except for barbed wire.

D. Maintenance - Applicant understands the fence shall be maintained in good condition or replaced.

CHAPTER 3.4 VEHICLE AND BICYCLE PARKING

Chapter 3.4.3 Vehicle Parking Standards

A. *Number of Spaces Required*

The use as described in Table 7:3.4.3.A under category Commercial - Business, General Retail, indicates a parking requirement of one space per 350 square feet of gross floor area. The proposed building is 1200 square feet, thus necessitating four parking spaces. The site plan shows nine parking spaces, which exceeds the minimum requirement.

B. *Parking Locations and Shared Parking*

1. Location - The location of parking as shown in the site plan is in accordance with land use codes.
2. Off-Site Parking - Not applicable.
3. Mixed Uses - Not applicable.
4. Shared Parking - Not applicable.
5. Availability of Facilities - Signs posted by the property owner shall conform to the standards of Chapter 3.6 - Signs.

C. *Maximum Number of Parking Spaces* - Not Applicable.

D. *Parking Stall Standard Dimensions and Compact Car Parking*

All parking stalls as shown in the site plan meet the City standards for surfacing, stormwater management, and striping. For 90 degree parking, the standards are: 9' Width (met), 9' Curb Length (met), 24' 2 Way Aisle Width (met), and 19' Stall Depth (met).

E. Disabled Person Parking Spaces

Proposal satisfies this requirement with one disabled person parking space provided in the site plan.

Chapter 3.4.4 Bicycle Parking Requirements

A. General Bicycle Parking Requirement

1. Proposal satisfies the minimum requirements of four spaces, as required of retail service in Table 3.4.4.
2. The required minimum number of bicycle spaces is based on the primary uses of the site.
3. Not applicable.
4. Not applicable.
5. Not applicable.

B. Bicycle Parking Standards

1. Standards for all bicycle parking.
 - a. Not applicable.
 - b. Required bicycle parking will be provided in racks. The racks meet the following standards:
 - i. The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle.
 - ii. A bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components.
 - iii. The rack must be securely anchored.
 - c. Each bicycle parking space is accessible without moving another bicycle.
 - d. An aisle of at least 5 feet wide is provided behind all bicycle parking.
 - e. The area devoted to bicycle parking is hard surface.
2. Additional standards for short-term bicycle parking.
 - a. Short-term bicycle parking is provided in racks.
 - b. Short-term bicycle parking is located outside a building at the same grade as the location that can be reached by an accessible route.
 - c. Bicycle parking is located in an area that is visible from the primary building entrance and is no further from the primary building than the furthest vehicle parking area.
 - d. Not applicable.
 - e. Short-term bicycle parking meets the minimum required dimensions of 2 feet by 6 feet.
3. Additional standards for long-term bicycle parking.
 - a. Long-term bicycle parking is provided in racks.
 - b. Long-term bicycle parking is located within 500 feet of the site.

- c. Over 50 percent of the long-term bicycle parking is covered and located within the building.
- d. Long-term bicycle parking is available for employees, students, residents, commuters, and others who stay at the site for several hours.

C. Off-Street Vehicle Parking Adjustment Option

This section is not applicable.

Chapter 3.4.5 RVs

This chapter section is not applicable. Applicant/Property Owner will not store RVs on the property.

CHAPTER 3.5 STREET AND PUBLIC FACILITIES STANDARDS

3.5.1 - Purpose and Applicability

Applicant accepts, understands, and commits to the standards in this section.

3.5.2 - Transportation Standards

A. Development Standards

1. Not applicable.
2. Not applicable.
3. Not applicable.
4. Not applicable. Traffic Impact Analysis is not required.
5. Proposed development does not require a Traffic Impact Analysis.
 - a. There is no change in zoning or plan amendment designation.
 - b. The road authority has not indicated that the proposal may have operational or safety concerns along its facilities.
 - c. Applicant projects 2.52 Average Daily Trips in 2024, far below the threshold of an increase of 200 or more Average Daily Trips that would trigger a TIA. See Table "Estimated Traffic" below.
 - d. Applicant projects a decrease in peak hour volume of a particular movement to and from a street or highway compared to previous uses, far below the threshold of a 10% increase which would trigger a TIA. See Table "Estimated Traffic" below. Note that previous use was a restaurant and six residential units.
 - e. Proposed use does not anticipate vehicles exceeding 20,000 pounds gross vehicle weight to access the property.
 - f. The location of the existing approach / access connections meets the minimum spacing and sight distance requirements. It is located where vehicles entering or leaving the property are not

restricted and are unlucky to queue or hesitate at the approach / access connection.

- g. Internal traffic patterns do not cause a safety concern.
- h. The proposal is on the City managed portion of South Main Street. ODOT will not require a TIA pursuant to OAR 734-051.

Estimated Vehicle Traffic					
Year	TOTAL Customers	TOTAL Customer Vehicles	Total Company Vehicles	AVERAGE Monthly Trips	AVERAGE Daily Trips
<i>2025 (Est)</i>	2631	685.16	328.88	84.50	2.78
<i>2024 (Est)</i>	2392	622.92	299.00	76.83	2.52
<i>2023 (Est)</i>	2175	566.41	271.88	69.86	2.30
Past Five Years (Actual Data)					
2022	1,978	515.10	247.25	63.63	2.09
2021	2,279	593.49	284.88	73.20	2.40
2020	1,585	412.76	317.00	60.81	2.00
2019	1,962	510.94	245.25	63.02	2.07
2018	2,488	647.92	311.00	79.91	2.63
TOTALS	10,292	2,680.21	1286.50	68.09	2.24

Assumptions: Average reservation size is 3.84. Total Vehicles is calculated by dividing the total number of customers by the average reservation size of 3.84.

- 6. Not applicable
- 7. Not applicable

- B. Variances - Not Applicable
- C. Creation of Rights-of-Way for Streets and Related Purposes - Not applicable
- D. Creation of Access Easements - Not applicable
- E. Street Location, Width, and Grade - Not applicable
- F. Minimum Rights-of-Way and Street Sections - Not applicable
- G. Traffic Signals and Traffic Calming Features - Not applicable
- H. Future Street Plan and Extension of Streets - Not applicable
- I. Street Alignment and Connections - Not applicable
- J. Sidewalks, Planter Strips, Bikeways

1. Applicant agrees to re-curb and install a new sidewalk at the current existing northern entrance when the access is closed. Site plan indicates the respective access will be discontinued.

2. Not applicable

K. Intersection Angles - Not applicable

L. Existing Rights-of-Way - Not applicable

M. Cul-de-sacs - Not applicable

N. Grades and Curves - Not applicable

O. Curbs, Curb Cuts, Ramps, and Driveway approaches

Applicant agrees to construct concrete curbs, curb cuts, wheelchair, bicycle ramps, and driveway approaches in accordance with standards specified in Chapter 3.2 - Access and Circulation.

P. Development Adjoining Arterial Streets - Not applicable

Q. Alleys, Public, or Private

The site plan shows a stubbed out section in anticipation of a potential private alley that is indicated on the Master Plan for the City of Phoenix.

R. Private Streets - Not applicable

S. Street Names - Not applicable

T. Survey Monuments - Not applicable

U. Street Signs - Not applicable

V. Mailboxes - Not applicable

W. Street Light Standards - Not applicable

X. Street Cross-Sections - Not applicable

3.5.3 - Public Use Areas - Not applicable

3.5.4 - Sanitary Sewer and Water Service Improvements

A. Sewers and Water Mains Required

Sanitary sewers and water mains will be installed to serve the proposed development and to connect the development to existing mains in accordance with the City's construction specifications and the applicable Comprehensive Plan policies.

B. Sewer and Water Plan Approval

Applicant understands that development permits for sewer and water improvements shall not be issued until the City Engineer has approved all sanitary sewer and water plans in conformance with City standards.

C. Over-sizing

Proposed sewer and water systems will be sized to accommodate additional development within the area as projected by the Comprehensive Plan.

D. Permits Denied

Applicant understands that development permits may be restricted by the City.

3.5.5 - Utilities

A. Underground Utilities

1. Applicant will make necessary arrangements with the serving utility to provide underground services. Any above-ground equipment will not obstruct vision clearance areas for vehicular traffic.
2. Applicant understands that the City reserves the right to approve the location of all surface mounted facilities.
3. Applicant understands that all underground utilities, including sanitary sewers and storm drains installed in streets by the developer, shall be constructed prior to the surfacing of the streets.
4. Applicant understands that stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.

B. Easements - Easements shall be provided for all underground utility facilities.

C. Variances to Under-Grounding Requirement - Not applicable

3.5.6 Easements

Applicant agrees to the standards described in this section.

3.5.7 Construction Plan Approval and Assurances

Applicant agrees to the standards described in this section.

3.5.8 Installation

Applicant agrees to the standards described in this section.

CHAPTER 3.6 SIGNS

3.6.3 Applicability and Exemptions

Applicant understands and agrees to the standards described in Chapters 3.6.1 to 3.6.12. Unless the applicant submits an application for a Sign Permit concurrent with this development application, an existing sign will be removed within the next month.

CHAPTER 3.7 ENVIRONMENTAL CONSTRAINTS

Chapter 3.7.2 Riparian Setbacks - Protection of Class 1 and 2 Streams

This section is not applicable. There are no Class 1 or 2 Streams in the project boundary.

Chapter 3.7.3 Flood Damage Prevention Regulations

This section is not applicable. The property is not within a Special Flood Hazard zone nor is it vulnerable to flooding.

3.7.4 Hillside Lands

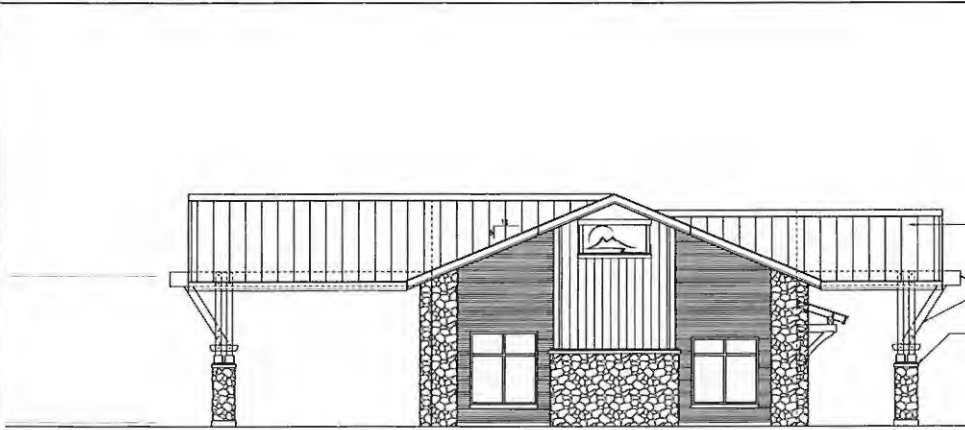
This section is not applicable. The property is not designated as a Hillside Land.

CHAPTER 3.8 - STORM AND SURFACE AREA MANAGEMENT STANDARDS AND CHAPTER 3.9 - EROSION PREVENTION AND SEDIMENT CONTROL

See attached letter and email correspondence between Powell Engineering + Consulting and RVSS confirming that "compliance with the Rogue Valley Stormwater Quality Design Manual will not be required."

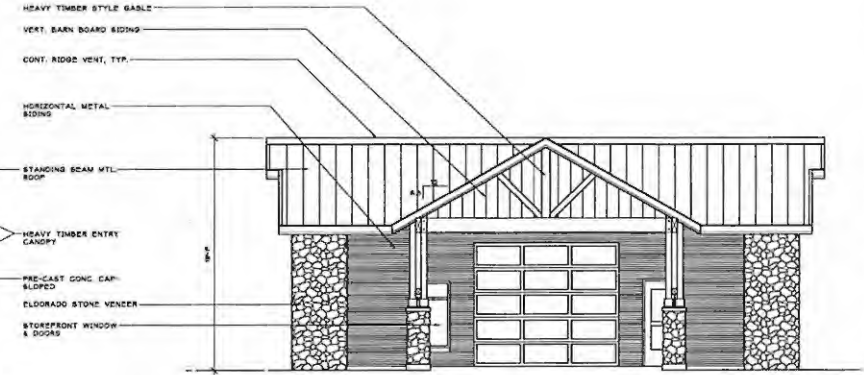
CHAPTER 3.12 - OUTDOOR LIGHTING

Applicant understands that all outdoor lighting must comply with Chapter 3.12.



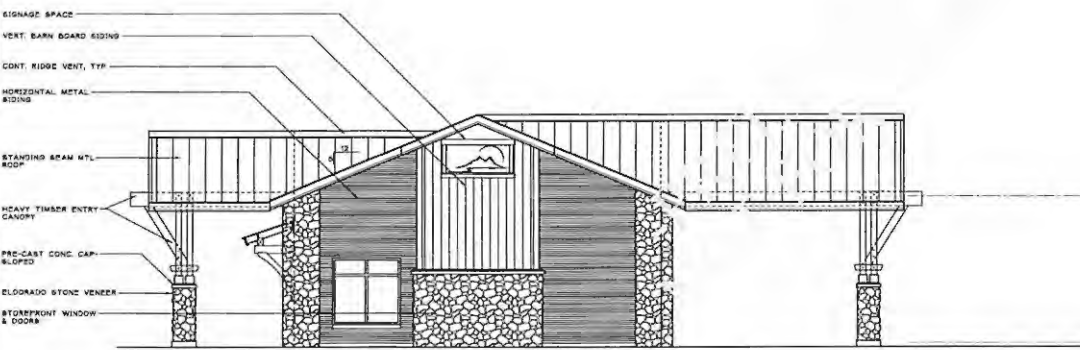
1 NORTH ELEVATION

SCALE: 1/4"=1'-0"



2 EAST ELEVATION

SCALE: 1/4"=1'-0"



3 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



4 WEST ELEVATION

SCALE: 1/4"=1'-0"

- HEAVY TIMBER STYLE GABLE
- VERT. BARN BOARD SIDING
- CONT. RIDGE VENT, TYP.
- HORIZONTAL METAL SIDING
- STANDING SCAM MTL. ROOF
- HEAVY TIMBER ENTRY CANOPY
- PRE-CAST CONC. CAP. SLOPED
- ELDORADO STONE VENEER
- STOREFRONT WINDOW & DOORS

- SIGNAGE SPACE
- VERT. BARN BOARD SIDING
- CONT. RIDGE VENT, TYP.
- HORIZONTAL METAL SIDING
- STANDING SCAM MTL. ROOF
- HEAVY TIMBER ENTRY CANOPY
- PRE-CAST CONC. CAP. SLOPED
- ELDORADO STONE VENEER
- STOREFRONT WINDOW & DOORS

- CONT. RIDGE VENT, TYP.
- STANDING SCAM MTL. ROOF
- EYEBROW WINDOW CANOPY
- ELDORADO STONE VENEER
- STOREFRONT WINDOW & DOORS

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OWENS ARCHITECTS, PC
 117 S. MAIN STREET
 PHOENIX, OR. 97533

PROJECT NAME
 A PROPOSED NEW SHOP FOR:
 INDIGO CREEK OUTFITTERS
 117 S. MAIN STREET
 PHOENIX, OR. 97533

REVISIONS	BY

FILE: 2226-421 FLR PLN
 DATE: 03-10-23
 SCALE: AS SHOWN
 DRAWN: DLE
 JOB #: 2226
 SHEET OF 3 **A6.1**



100 E. Main Steet, Suite O
Medford, OR 97501

(t) 541.613.0723

powellengineeringconsulting.com

STRONG RELATIONSHIPS • INFINITE POSSIBILITIES

April 19, 2023

Nick Bakke
Rogue Valley Sewer Services
138 W. Vilas Road
Central Point, OR 97502

**Re: Volpert New Building
Request for Stormwater Management Waiver
Map 38-1W-1CC Tax Lot 2300**

Dear Nick,

In review of the Volpert New Building project, we have determined that the net increase of impervious area after redevelopment is a reduction of approximately 2,728 sq. ft. Therefore, we are requesting a written letter from RVSS that states stormwater management will not be required for project.

Map 38-1W-1CC Tax Lot 2300 occupies a total of 0.56 acres (24,470 sq. ft.) and is currently bare with an existing parking lot. The existing buildings had been destroyed in the Almeda Fire. This project utilizes only the front (west) half of the lot, the remaining back portion (12,661 sq. ft.) will remain untouched while incorporating more landscape areas as required by Jackson County.

The addition of 1,743 sq. ft. of newly landscaped areas replaces pre-fire impervious areas. These landscape areas, coupled with existing landscaped areas, and the untouched area at the back of the lot, allow for a total pervious area of 14,709 sq. ft., or 60% of the lot. Please find the attached Exhibits A and B for a visual portrayal of this.

Let me know if you have any questions or concerns and I look forward to your response.

Sincerely,

A handwritten signature in black ink that reads 'Todd D. Powell'. The signature is fluid and cursive, with the first name 'Todd' and last name 'Powell' clearly legible.

Todd D. Powell, P.E.
Principal Engineer

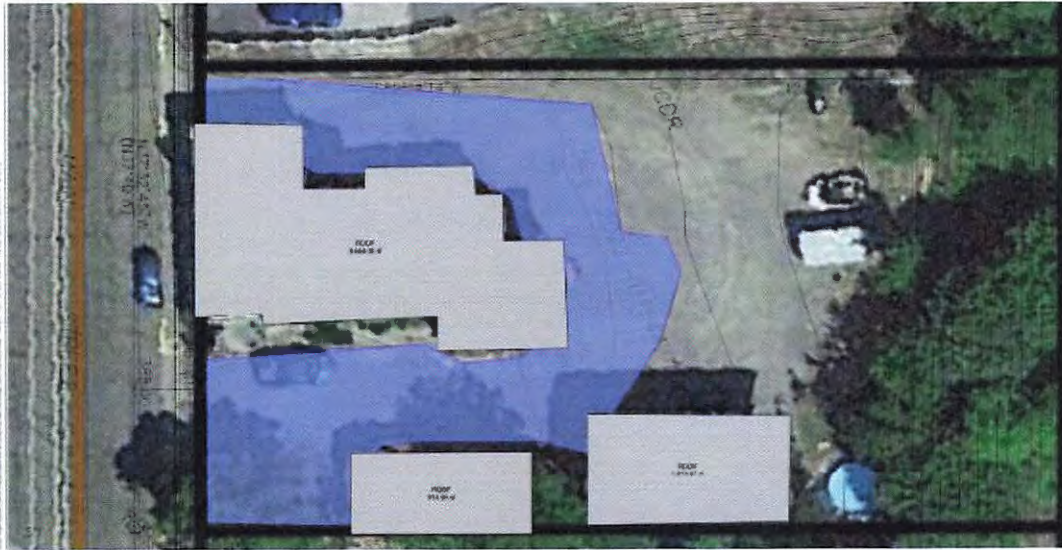
EXHIBIT "A"
RE-DEVELOPMENT PLAN



PROPOSED IMPERVIOUS AREA		SQ. FOOTAGE
ASPHALT		6,702
CONCRETE		1,795
BUILDING		1,264
40%		9,761

PERVIOUS SURFACES		SQ. FOOTAGE
LANDSCAPING		2,048
UNTOUCHED AREA		12,661
60%		14,709

EXHIBIT "B"
PRE-FIRE IMPERVIOUS AREAS



	PRE-FIRE IMPERVIOUS CONDITIONS	SQ. FOOTAGE
	ASPHALT	6,533
	ROOF & PARKING AREAS	5,956
		12,489





Indigo Creek Outfitters <staff@indigocreekoutfitters.com>

FW: Volpert Impervious Waiver Request

1 message

Todd Powell <todd@powellengineeringconsulting.com>
To: Will at Indigo Creek Outfitters <will@indigocreekoutfitters.com>
Cc: Nancy McClain <nancy@powellengineeringconsulting.com>

Thu, Apr 20, 2023 at 10:33 AM

Will,

See below from Nick Bakke at RVSS. Stormwater management will not be required.

When do you want to submit for your site plan application?

Thanks.

Todd D. Powell, P.E.

POWELL engineering + consulting

100 E. Main St., Suite O

Medford, OR 97501

541.613.0723

powellengineeringconsulting.com

From: Nick Bakke <nbakke@rvss-or.gov>
Sent: Thursday, April 20, 2023 10:28 AM
To: Nancy McClain <nancy@powellengineeringconsulting.com>
Cc: Todd Powell <todd@powellengineeringconsulting.com>
Subject: RE: Volpert Impervious Waiver Request

Thanks Nancy,

As submitted, the total impervious surface for this project will not be above 5,000 sf and Compliance with the Rogue Valley Stormwater Quality Design Manual will not be required.

Please note, an erosion control permit must be obtained prior to construction if the total ground disturbance is above 7,000 sf

-Nick

From: Nancy McClain <nancy@powellengineeringconsulting.com>
Sent: Wednesday, April 19, 2023 11:28 AM
To: Nick Bakke <nbakke@rvss-or.gov>
Cc: Todd Powell <todd@powellengineeringconsulting.com>
Subject: Volpert Impervious Waiver Request

CAUTION: This email originated from outside of RVSS email system. Maintain caution when opening external links and attachments.

Hi Nick,

See attached for our impervious surface waiver request for the Volpert new building at 117 S. Main in Phoenix.

We're a bit ahead of the game on this one. I don't have a Staff Report to send you yet.


Trying to get this done prior to submitting.

Thank you!

~

Nancy

Nancy McClain
Engineering Tech
POWELL engineering + consulting
100 E. Main St., Suite O
Medford, OR 97501
541.301.6009
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 **PEC Ltr - Volpert Impervious Areas.pdf**
393K