
City of Veneta

Veneta, Oregon

Request for
Site Plan Review
Conditional Use Permit

March 19, 2009
City of Veneta Public Pool

APPLICATION SUMMARY

APPLICANT/DEVELOPER: City of Veneta
88184 8th Street
Veneta, Oregon 97487

Contact: Zac Moody, Assistant Planner
(541) 935-21991

LOCATION: 21590 E. Broadway Ave.
Veneta, Oregon 97487.

DESCRIPTION: Lane County Assessor map 17-05-31-23, Tax Lot 1800

SITE AREA: 5.22 acres

ZONING: Public Facilities & Parks

REQUEST: Request is for a Site Plan Review and Conditional Use Permit for the expansion of the existing public swimming pool and associated buildings.

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EXHIBITS

- (A) Development Application
- (B) City's Application Statement
- (C) Existing Conditions Map
- (D) Proposed Site Plan
- (E) Vicinity Map

I. REQUEST SUMMARY

The request is for approval of a Site Plan Review and Conditional Use Permit for the 5.22 acre parcel identified as Tax Lot 1800 of Lane County Assessor's map 17-05-31-23. The purpose of the proposed Site Plan Review and Conditional Use permit is to correlate the general ordinance requirements with the specific site conditions and proposed uses and change of use through a comprehensive review process to assure that the development is in conformance with the applicable land use regulations of the Veneta Land Development Ordinance.

II. SITE DESCRIPTION

The property is located at 25190 E. Broadway Ave adjacent to the City's water treatment plant. The property is developed with a public park (Broadway Park), community center, parking and an existing public swimming pool which is out of service. The property is zoned Public Parks & Facilities and is surrounded by General Residential zoned properties.

III. COMPLIANCE WITH THE APPLICABLE APPROVAL STANDARDS OF THE COMMUNITY DEVELOPMENT CODE

Each of the applicable Articles and subsequent sections of the City of Veneta Land Development Ordinance No. 461 are addressed below. Direct citations of these ordinances are shown in *italics* and findings in **bold**.

The Veneta Land Development Ordinance No. 461

Article 4 *USE ZONES*

Section 4.10 *PUBLIC FACILITIES AND PARKS (PFP)*

(3) *Conditional Uses. In a PFP zone, the following uses and their uses may be permitted subject to the provisions of Article 6, Site Plan Review and Article 8, Conditional Uses:*

(a) *High impact recreation facilities such as sports complexes, stadiums, equestrian arenas, golf courses, and swimming pools.*

The proposal is consistent with the provisions of this section. As part of this application the City is submitting a Site Plan Review and Conditional Use proposal in accordance with Articles 4, 5, 6 and 8 of the Veneta Land Development Ordinance for a public swimming pool. All criterion required as part of Article 4, 5, 6

and 8 are addressed below.

- (5) Yards. *Except as provided in Article 5, 6, and 8, in a PFP zone, yards shall be as follows:*
- (a) *Front yards abutting a residential zone shall be a minimum of twenty (20) feet.*
 - (b) *Back and side yards abutting a residential zone shall be a minimum of five (5) feet.*
 - (c) *Yards shall be landscaped as provided in Section 5.12.*
 - (d) *See Section 5.09 for additional setbacks on designated streets.*
 - (e) *Yard requirements are in addition to any planned road right-of-way widths in order to permit the eventual widening of streets, or construction of new streets.*

The proposal is consistent with the provisions of this section. All right-of-way necessary for the expansion of East Broadway has already been dedicated; therefore no additional setbacks are required. The proposed swimming pool and structures will exceed all applicable setbacks. All required yards will be landscaped in accordance with Section 5.12 of the Veneta Land Development Ordinance. Once the final design of the swimming pool is completed a landscape plan will be proposed.

- (6) Lot Coverage. *All impermeable surfaces, including parking, driveways, and structures, shall not cover more than 65 percent of the property.*

The proposal is consistent with the provisions of this section. The subject parcel is approximately 5.22 and is primarily park and open space. The parking lot configuration will not be modified therefore the impermeable surfaces are not expected change.

- (7) Pedestrian Access. *If a building is open to the public, a sidewalk shall provide safe, convenient pedestrian access from the street to the building entrance. If the sidewalk crosses the driveway, it shall be raised or marked in a manner that calls attention to the sidewalk.*

The proposal is consistent with the provisions of this section. The proposed swimming pool and bathhouse as well as the existing community center will be open to the public. A sidewalk between the community center and the swimming pool as well as E. Broadway will provide safe, convenient pedestrian access. The proposed sidewalk between the community center and the swimming pool will be raised or

marked in a manner that calls attention to the sidewalk.

Article 5 SUPPLEMENTARY PROVISIONS

Section 5.11 PROJECTIONS FROM BUILDINGS

Architectural features such as cornices, canopies, sunshades, gutters, chimneys and flues may not project into required yards or public easements. Eaves may extend up to two (2) feet into a required side and/or rear yard and up to six (6) feet into a required front yard. The building setback shall be measured from the foundation of the structure, including covered porches.

The proposal is consistent with the provisions of this section. Any proposed cornices, canopies, sunshades or gutters will be within the building envelope of the pool and will not extend into the required setbacks as identified by the site plan.

Section 5.12 LANDSCAPING

All yards and parking areas shall be landscaped in accordance with the following requirements:

- (1) *Provisions for landscaping, screening and maintenance are a continuing obligation of the property owner and such areas shall be maintained in a clean, weed free manner.*

The proposal is consistent with the provisions of this section. The City's Public Works Department currently maintains the subject parcel as part of Broadway Park.

- (2) *Site plans indicating landscape improvements shall be included with the plans submitted to the building and Planning Official or Planning Commission for approval. Issuance of a Building permit includes these require improvements which shall be completed before issuance of a Certificate of Occupancy.*

The proposal is consistent with the provisions of this section. The subject parcel will be landscaped in accordance with Section 5.12 (3)(e) of the Veneta Land Development Ordinance and a landscape plan will be provided once the final design of the site is complete.

- (3) *Minimum Landscaped Area. The minimum percentage of required landscaping is as follows:*
 - (e) *When the above requirements conflict with landscaping requirements found elsewhere in this ordinance, the standard which maximizes landscaped area shall apply.*

The proposal is consistent with the provisions of this section. All yard setbacks required in Section 4.10 (5) of the Veneta Land Development Ordinance will be landscaped and a landscape plan will be provided once the final design of the site is complete.

Section 5.15 SIGNS

(3) Designated Sign Districts.

(b) *Business District(s): All property zoned commercial, residential/commercial, industrial/commercial, industrial, and public facilities and parks which do not abut Hwy 126, except residential uses.*

The proposal is consistent with the provisions of this section. The development is within the Business District and all proposed signs will be in compliance with this section.

Section 5.20 OFF-STREET PARKING REQUIREMENTS

(2) *Design and improvement requirements for parking lots (not including single-family two-family dwellings.*

(d) *Parking spaces along the outer boundaries of a parking area shall be contained by a curb or bumper so placed to prevent a motor vehicle from extending over the property line.*

The proposal is consistent with the provisions of this section. All applicable parking spaces will be contained by a curb or bumper to prevent motor vehicle from extending over the property lines.

(e) *Service driveways to off-street parking lots shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and maximum safety of pedestrian and vehicular traffic on the site. The number of service driveways shall be limited to the minimum that will allow the property to accommodate and service the traffic anticipated.*

The proposal is consistent with the provisions of this section. The existing parking lot was previously constructed to facilitate the flow of traffic and pedestrian access.

(f) *All off-street parking lots within or abutting residential districts or uses shall be provided with a sight-obscuring fence, wall or hedge as approved by the Building and Planning Official to minimize*

disturbances to adjacent residents.

The proposal is consistent with the provisions of this section. Prior to construction, any required sight-obscuring fence or hedging will be designed and approved by the Building and Planning Official.

- (g) *A grading structure and drainage plan shall be submitted to the City Building and Planning Official and approved by the City Engineer.*

The proposal is consistent with the provisions of this section. A grading and/or drainage plan will be submitted to the City Engineer if any off-street parking requirement should require expansion of the parking facility.

- (h) *Parking lots shall be provided with landscaping as provided in Section 5.12 and other suitable devices in order to divide the parking lot into sub-units to provide for pedestrian safety, traffic control and to improve the appearance of the parking lot. A minimum of one shade tree per sixteen (16) parking spaces shall be provided in planter islands distributed throughout the lot. A maximum of twenty (20) spaces shall be allowed between planter islands.*

The proposal is consistent with the provisions of this section. A landscaping plan identifying the location of each shade tree required will be submitted for approval prior to construction on the site.

- (i) *Parking lot lighting must comply with Veneta Municipal Code Chapter 15.15.*

The proposal is consistent with the provisions of this section. Any new parking lot lighting will comply with the Veneta Municipal Code Chapter 15.15.

Section 5.21 **BICYCLE PARKING**

Bicycle parking requirements shall apply to all developments that require a site plan or amended site plan for new development, changes of use, and building expansions and remodels. Bicycle parking spaces provide a convenient place to lock a bicycle and shall be at least six (6) feet long, two (2) feet wide, and seven feet high. Bicycle parking shall not interfere with pedestrian circulation.

- (2) *Non-Residential Parking. There shall be a minimum of one bicycle space for every seven motor vehicle spaces. At least ten percent of all bicycle parking spaces shall be sheltered. Bicycle parking provided in outdoor areas shall*

be located near the building entrance, similar to vehicle parking spaces, unless existing development on site precludes that option. Fractions shall be rounded to the nearest whole number.

The proposal is consistent with the provisions of this section. There are 62 spaces required as part of the Site Plan Review; therefore 9 bicycle spaces will be installed of which at least ten percent of the bicycle parking will be sheltered.

Section 5.22 *PEDISTRIAN ACCESS AND CIRCULATION*

- (2) *Pedestrian access to transit facilities shall be provided from new commercial, employment, and multi-family residential developments and new activity centers shall be provided while existing developments shall provide safe and accessible pedestrian access to transit facilities when a site changes uses or is retrofitted.*

The proposal is consistent with the provisions of this section. A sidewalk from Territorial to the west side of the subject parcel along E. Broadway has been established. Sidewalks will be installed adjacent to the subject parcel once the road grade for that street has been established. At this time no improvements are scheduled for this area.

Section 5.27 *TRAFFIC IMPACT ANALYSIS AND MITIGATION*

- (1) *A Traffic Impact Analysis (TIA) and review is required when one of the following conditions exist:*

- (a) *The development will generate more than 100 vehicle trips during the a.m. or p.m. peak hour as determined by using the most recent edition of the Institute of Transportation Engineer's Trip Generation Manual. In developments involving a land division, the peak hour trips shall be calculated based on the likely development that will occur on all lots resulting from the land division.*

The proposal is consistent with the provisions of this section. According to the ITE Trip Generation Manual the proposed swimming pool will generate approximately 6.82 vehicle trips during the a.m. or p.m. peak hours, substantially less than the 100 vehicle trips necessary to require a TIA.

- (4) *All required public facilities have adequate capacity to serve the proposal. Systems Development Charges will be assessed at the time a building permit is issued. Additional SDCs will be assessed for changes in use that are more intense than a pre-existing use.*

The proposal is consistent with the provisions of this section. Any increases in capacity or intensity from the pre-existing use that require additional System Development Charges will be assessed at the time of building permits.

- (5) *The site size, dimensions, location, topography, and access are adequate considering such items as the bulk, coverage or density of the proposed development; the generation of traffic; environmental quality impacts; and health, safety or general welfare concerns.*

The proposal is consistent with the provision of this section. The building footprint of the proposed swimming pool area will not be increased significantly or generate more traffic than prior uses. The environmental quality impacts, health, safety or general welfare will not be impacted.

IV. CONCLUSION

This application narrative and the attached exhibits demonstrate that all applicable chapters and subsequent sections of the Veneta Land Development Ordinances as they relate to the proposed site plan review and conditional use permit have been addressed.