



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: March 3, 2016
To: Interested Person
From: Kathleen Stokes, Land Use Services
503-823-7843 / Kathleen.Stokes@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 15-210141 AD

GENERAL INFORMATION

Applicant: Jorge Echavarria-Ortega, Auto Tech
5305 SE Flavel St
Portland OR 97206

Amanda Wheeler-Kay
10720 SE Stanley
Milwaukie, OR 97222

Owner: Curtis W and Yvonne J Thies
18525 NE Marine Dr #E10
Portland, OR 97230

Site Address: 8231 SE LAMBERT ST

Legal Description: LOT 24 TL 2600, D & O LITTLE HMS SUB 2; LOT 24 TL 2500, D & O LITTLE HMS SUB 2

Tax Account No.: R202613800, R202613810, R202613800

State ID No.: 1S2E21CB 02600, 1S2E21CB 02500, 1S2E21CB 02600

Quarter Section: 3839

Neighborhood: Lents, Cora Potter at 503-823-4550.

Business District: 82nd Ave of Roses Business Association, Richard Kiely at 503-504-2273.

District Coalition: East Portland Neighborhood Office, Richard Bixby at 503-823-4550.

Zoning: EG2 (General Employment 2)

Case Type: Adjustment Review

Procedure: Type II, administrative decision with appeal to Adjustment Committee.

Proposal: The site has an existing auto-repair shop, which is an allowed use in the EG2 zone. Portland Zoning Code standards for the zone do not allow exterior work activities and also require that outdoor storage areas be set back a minimum of 25 feet from street lot lines. Exterior storage areas are required to be screened at the street lot line with a minimum of five feet of L3 (high screen) landscaping or five feet of L2 (low screen landscaping with a F2 (fully

sight-obscuring) fence. Exceptions to these standards are approved through Adjustment Reviews, if the approval criteria are met or if the criteria can be met with reasonable conditions of approval. The applicants have requested approval of Adjustments to Zoning Code Section 33.140.245, to allow a portion of the site to be used for exterior work activities and also to reduce the minimum setback from the street lot lines on SE 83rd Avenue and on SE Lambert Street from 25 feet to 5 feet. The applicants generally propose L2 landscaping and an F2 fence, at the perimeter of the site but ask that the tree requirement of Zoning Code Section 33.245 be waived and that the entry gate be allowed to remain without being sight-obscuring.

Relevant Approval Criteria: To be approved, this proposal must comply with the approval criteria of 33.805.040 A.-F., Adjustments, cited below.

ANALYSIS

Site and Vicinity: The site is located on the northwest corner of the intersection of SE Lambert Street and SE 83rd Avenue and is comprised of two properties that have a combined area of 9,399 square feet. The site is developed with two small commercial buildings that house an auto repair use. The area around the site has a variety of uses, including additional auto service uses, on the property that abuts the site to the west and to the north, and another across SE Lambert Street, on the Southeast corner at the intersection with SE 82nd Avenue. West of that auto repair use, there is a pair of single-dwelling residences at 8240 and 8256 SE Lambert Street. A third single-dwelling residence is located across from the site, on the east side of SE 83rd Avenue, at 8255 SE Lambert. Beyond this area, extending to the north and south, there are a variety of industrial and retail uses located along the SE 82nd Avenue/Highway 213 right-of-way. East of SE 83rd Avenue, there is a mobile home park and a manufactured home development to the north and an industrial center to the south. The Springwater Corridor, City designated open space and hiking/biking trail, is located in the vicinity, near SE 82nd and SE Crystal Springs Boulevard and continues diagonally, from southwest to north east, to SE 92nd Avenue and SE Knapp Street and beyond.

Zoning: This site is zoned EG2, General Employment 2. The General Employment zones implement the Mixed Employment map designation of the Comprehensive Plan. The zones allow a wide range of employment opportunities without potential conflicts from interspersed residential uses. The emphasis of the zones is on industrial and industrially-related uses. Other commercial uses are allowed to support a wide range of services and employment opportunities. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial/commercial areas.

General Employment 2. EG2 areas generally have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverage and buildings which are usually set back from the street. EG2 zoned lands will generally be on larger areas than those zoned EG1.

Land Use History: City records do not contain any information on prior land use reviews for this site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **January 25, 2016**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services provided information on the sanitary sewer infrastructure, stormwater management regulations and pollution prevention (Exhibit E-1).
- Transportation Engineering stated that no traffic impacts are expected and so there were no concerns related to the proposal (Exhibit E-2).
- Water Bureau provided information on the existing water service and noted that the property owner will need to consolidate the two tax lots on this site if any future development permits are needed (Exhibit E-3.)
- Life Safety Plan Review Section of BDS provided caveats for requirements that would be in effect if any building permits are requested (Exhibit E-4).

- The following bureaus noted that there are no concerns, with no additional written comments: Fire Bureau and Site Development Section of BDS (Exhibit E-5).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on January 25, 2016. A written response was received from a notified property owner, in response to the proposal. The letter expressed concerns about the visual impacts and the impacts on accessibility for residential neighbors as a result of the use of the adjacent streets for parking of vehicles by the tenants of this site and another adjacent property at 7766 SE 82nd Avenue. The neighbor included several pictures to document the situation (Exhibit F-1).

Staff Note: The applicants responded to this concern by stating that the cars parked in the adjacent rights-of-way were not theirs or their customers and that the impacts caused by using these streets for vehicle storage were problematic for them as well as for the residential neighbors. The letter also noted that the current tenants are working to rehabilitate the property after a long history of problems that pre-dated this lease of the site (Exhibit A-3). Staff noted that, during a Monday afternoon site visit, all available spaces, on the frontage on SE Lambert Street between SE 82nd and SE 83rd Avenues, and on SE 83rd Avenue, to the north of SE Lambert Street, was filled with vehicles, many of which were parked diagonally, rather than parallel to the street edge.

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose of Adjustments The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

33.805.040 Adjustment Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. stated below, have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: Adjustments to Zoning Code Section 33.140.245, to allow a portion of the site to be used for exterior work activities and also to reduce the minimum setback from the street lot lines on SE 83rd Avenue and on SE Lambert Street from 25 feet to 5 feet. The applicants generally propose L2 landscaping and an F2 fence, at the perimeter of the site but ask that the tree requirement of Zoning Code Section 33.245 be waived and that the entry gate be allowed to remain without being sight-obscuring.

Portland Zoning Code Section 33.140.245 A states that, *“the exterior development standards of this section are intended to assure that exterior display, storage and work activities:*

- *Will be consistent with the desired character of the zone;*
 - *Will not be a detriment to the overall appearance of an employment or industrial area;*
 - *Will not have adverse impacts on adjacent properties, especially those zoned residential;*
- and*
- *Will not have an adverse impact on the environment.*

The vehicle repair business that is located on this site is an allowed use in the EG2 zone. The description of the character of the EG2 zone states that the zone is generally placed in areas where there are large parcels that are less developed, with sites having medium and low building coverage and buildings which are usually set back from the street. This type of area can accommodate buildings that are set back at least 25 feet from the street and

still are large enough to allow all of the work to be accomplished inside. This site, however, has two parcels which cover less than 10,000 square feet combined and also has two street frontages. The site is not large enough to practically contain a building that would also allow turning and maneuvering of the motor vehicles. If the 25-foot setback requirement were met, it would take away 2,587.61 square feet from the usable site area, leaving only 6,811.39 square feet. The intention of the setback and landscaping requirements are to preserve a spread out, suburban-style industrial area. This site is in a compact area that is sandwiched between residential uses and fairly intensely developed retail commercial, with a few older industrial uses.

Despite the disparity of the site conditions with the prototypical EG2 zoned site, the purposes of the regulation can be met by providing screening for the site, ensuring that noise, odors, fumes and other off-site impacts are controlled to prevent nuisance impacts for the residential neighbors and by ensuring that the exterior work is conducted on a paved area, so that there are no detrimental environmental impacts. Also, allowing vehicle storage and exterior work to be accomplished on the site and keeping the rights-of-way generally clear for parking for residents and other tenants of the immediate area, rather than using them for wholesale vehicle storage, as has been the practice for some businesses, will contribute to the general improvement of the area.

To ensure that approval of this proposal will meet the purposes of the regulations, a zoning permit will be required for installation of the modified L2 landscaping and L2 fence. The paving of the area between the buildings and the perimeter landscaped area that was called for on the previous building permits (13-225804 CO and 13-225809 CO) must also be documented to have been completed, to ensure that pollutants that are harmful to the environment are not released into the ground. Compliance with the standards of 33.262 for Off-Site Impacts must also be documented. The applicants are also advised that they must conform to the City's parking regulations for the placement and duration of parking in the adjacent rights-of-way. With these conditions and the note regarding parking regulations, the desired character of the EG2 zone will be preserved, detriments to the appearance of the EG2-zoned area and impacts to the adjacent residentially-zoned area will be mitigated, and any environmental impacts will be curtailed. Therefore, with these conditions, the purposes of the regulation will be equally met and this criterion can be met.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The site abuts SE Lambert Street, on the south, and SE 83rd Avenue, on the east. SE 82nd Avenue is located one-half block to the west. The abutting streets are both classified as Local Service Streets for all transportation modes. Southeast 82nd Avenue, which is also State Highway 213, is classified as a Major City Traffic Street, Major Transit Priority Street, City Walkway, Local Service Bikeway, Major Emergency Response Route and a Main Truck Street. The proposal to allow exterior work activities, reduce the setback from the street lot lines and modify the landscaping requirements will not impact the street environment on SE 82nd Avenue. Allowing the requested Adjustment will provide relief from the already overstressed local service rights-of-way for SE Lambert Street and SE 83rd Avenue because it will allow the business to operate with fewer on-street impacts.

The desired character of the area is described by the purpose and character of the EG2 zone designation. As previously noted, the intent of the EG2 zone is to allow a wide range of employment opportunities without potential conflicts from interspersed residential uses. The emphasis of the zones is on industrial and industrially-related uses. Other commercial uses are allowed to support a wide range of services and employment opportunities. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial/commercial areas.

General Employment 2. EG2 areas generally have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverage and buildings which are usually set back from the street. EG2 zoned lands will generally be on larger areas than those zoned EG1.

Various auto repair uses have been at this location for many years and have been reported to cause numerous negative impacts, due to lack of attention to zoning and parking regulations. The current tenant is attempting to rectify this situation by requesting exceptions that would allow this business to be relatively self-contained on a small site area with screening to buffer the site and reduce any remaining impacts to appearance or livability. The requested adjustment will allow promotion of the site as a viable and attractive site in the industrial/commercial area.

With the aforementioned conditions of approval, potential impacts from the proposal will be curtailed and it can be found to be consistent with the classifications of the adjacent streets and the desired character of the area. Therefore, this criterion is met.

- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: Adjustments to the standards that regulate exterior work activities and exterior storage in the EG2 zone have been requested. As noted in the earlier findings, with conditions of approval, the proposal will not have detrimental impacts. The Adjustments will allow a use that is consistent with the overall purpose of the zone and allow the use to operate in such a way that is meeting the desired character of the area. Therefore, with the previously detailed conditions of approval, this criterion can be met.

- D.** City-designated scenic resources and historic resources are preserved; and

Findings: City-designated scenic resources are shown on the City's zoning maps by an "s" or Scenic Overlay Zone. City-designated historic resources are shown on the City's zoning maps, either as an adopted landmark, or as a site that is located within the boundaries of a Historic Conservation or Historic Design District. There are no City-designated scenic or historic resources on the site. Therefore, this criterion does not apply.

- E.** Any impacts resulting from the adjustment are mitigated to the extent practical.

Findings: No potential impacts from approval of the requested Adjustments have been identified by staff. In fact, due to the small size of this site, the uses allowed by the EG2 zone are better served, without undue impacts, by approval of the requested Adjustments. Therefore, no mitigation is needed and this criterion is met.

- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable.

Findings: Environmental zones are designated with either a lower case "c," for the Environmental Conservation Overlay, or "p," for the Environmental Protection Overlay. The site is not located in an environmental zone. Therefore, this criterion does not apply.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

All of the relevant approval criteria have been met for the requested Adjustments. The purpose for standards for exterior work activities and exterior storage can be equally met by providing

sufficient screening and by containing the potential impacts on the surrounding area on-site. The proposal will be consistent with the desired character of the EG2 zone and the classifications of the streets because it will make an allowed use work on this undersized site while controlling and mitigating for adverse effects for the associated activities.

The proposal can be approved in general compliance with the site plan and subject to conditions for a Zoning Permit to assure that the landscaping is correctly installed for screening and that the work and storage areas are paved and that off site impacts are controlled. The applicant is also admonished to adhere to the City's parking regulations on the adjacent streets.

ADMINISTRATIVE DECISION

Approval of Adjustments to Zoning Code Section 33.140.245 and the referenced landscaping requirements of Code Section 33.248:

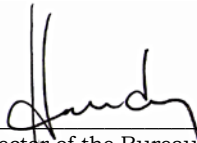
- to allow a portion of the site to be used for exterior work activities, and
- to reduce the minimum setback from the street lot lines on SE 83rd Avenue and on SE Lambert Street from 25 feet to 5 feet, and
- to modify the requirement for L2 landscaping and an F2 fence, at the perimeter of the site, to waive the tree requirement and to allow the entry gate to remain without being sight-obscuring;

subject to general compliance with the approved site plan, Exhibit C-1, signed and dated March 1, 2016, and also subject to the following conditions:

- A. As part of the zoning permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 15-210141 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. A Zoning Permit is required to ensure that the modified L2 and F2 landscaping is installed, in accordance with the approved plan (Exhibit C-1).
- C. As part of the Zoning Permit review, documentation must be provided that the previously proposed "black top" or other surface paving (generally as shown on plans for 13-225804 CO AND 13-225809 CO) has been provided for the exterior work area and exterior storage areas.
- D. Also as a part of the Zoning Permit review, the applicant must document that the Off-Site Impact Standards of Zoning Code Section 33.262 are being met.

NOTE: The City's Title 17 parking regulations apply to the placement and duration of the location of vehicles in the adjacent rights-of-way. Title 17 includes requirements that vehicles may not be parked diagonally, unless the street is striped for diagonal rather than parallel parking, and that vehicles may not be left on the street for more than 24 hours. Parking Enforcement may be reached at 503-823-5195.

Staff Planner: Kathleen Stokes

Decision rendered by:  **on March 1, 2016**

By authority of the Director of the Bureau of Development Services

Decision mailed: March 3, 2015

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on July 31, 2015, and was determined to be complete on **January 19, 2016**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on July 31, 2015.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: May 18, 2106**.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on March 17, 2016** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **March 18, 2016– (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Application, original plan and narrative
 2. Supplemental information, January 19, 2016
 3. Email responding to issues raised by neighbor, sent February 21, 2016
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)

D. Notification information:

1. Mailing list
2. Mailed notice

E. Agency Responses:

1. Bureau of Environmental Services
2. Bureau of Transportation Engineering and Development Review
3. Water Bureau
4. Life Safety Plan Review Section of BDS
5. Summary of City Service Agency Responses (including Fire Bureau, Site Development Review Section of BDS)

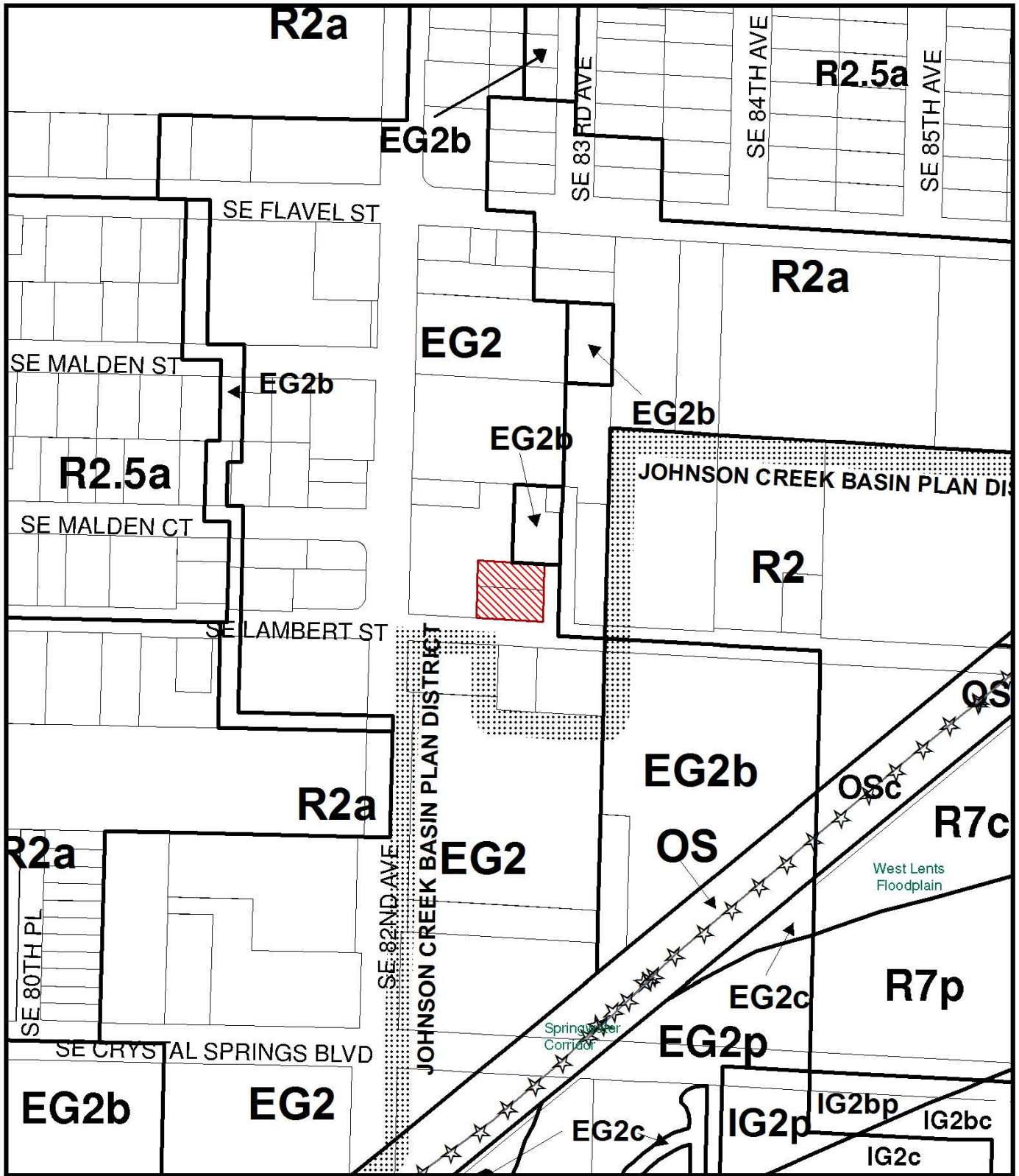
F. Correspondence:

1. Sheirlyn Lundahl, email sent January 30, 2016

G. Other:

1. Letter from Kathleen Stokes to Jorge Echavarria-Ortega, August 13, 2015
2. Letter from Kathleen Stokes to Jorge Echavarria-Ortega, January 15, 2016

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



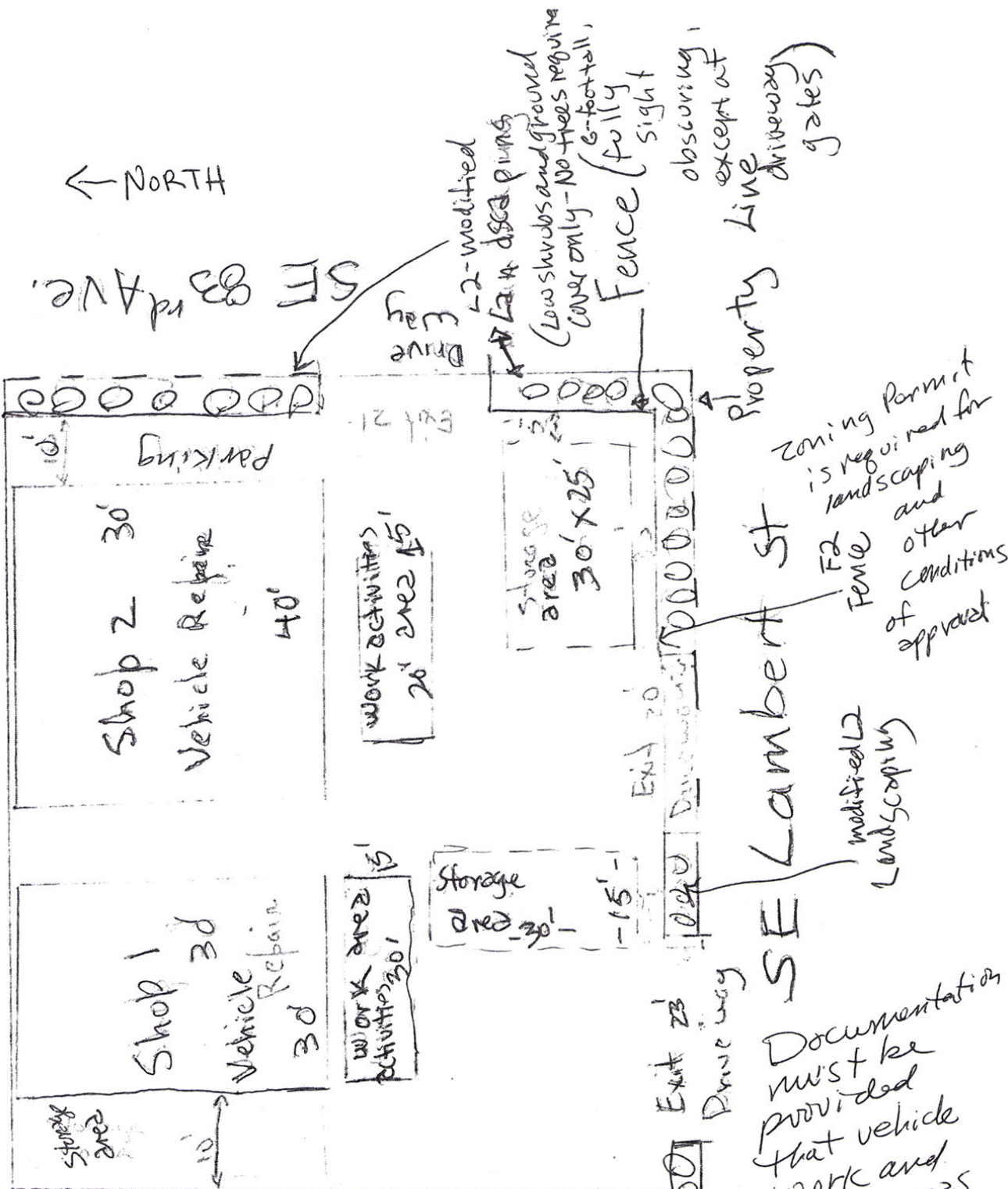
ZONING

-  Site
-  Recreational Trails



File No. LU 15-210141 AD
 1/4 Section 3839
 Scale 1 inch = 200 feet
 State_Id 1S2E21CB 2600
 Exhibit B (Aug.04, 2015)

Plot 2225 & 8231 SE Lambert St Portland OR 97266



Approved
 City of Portland - Bureau of Development Services
 Planner Kathleen A. Stokes Date March 1, 2016
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Documentation must be provided that vehicle work and storage areas are paved and that 33.262 Off-Site Impact standards are met.

LU15-210(A) AD
 Exhibit C-1