

# Precision Countertops

DRB Panel A Public Hearing

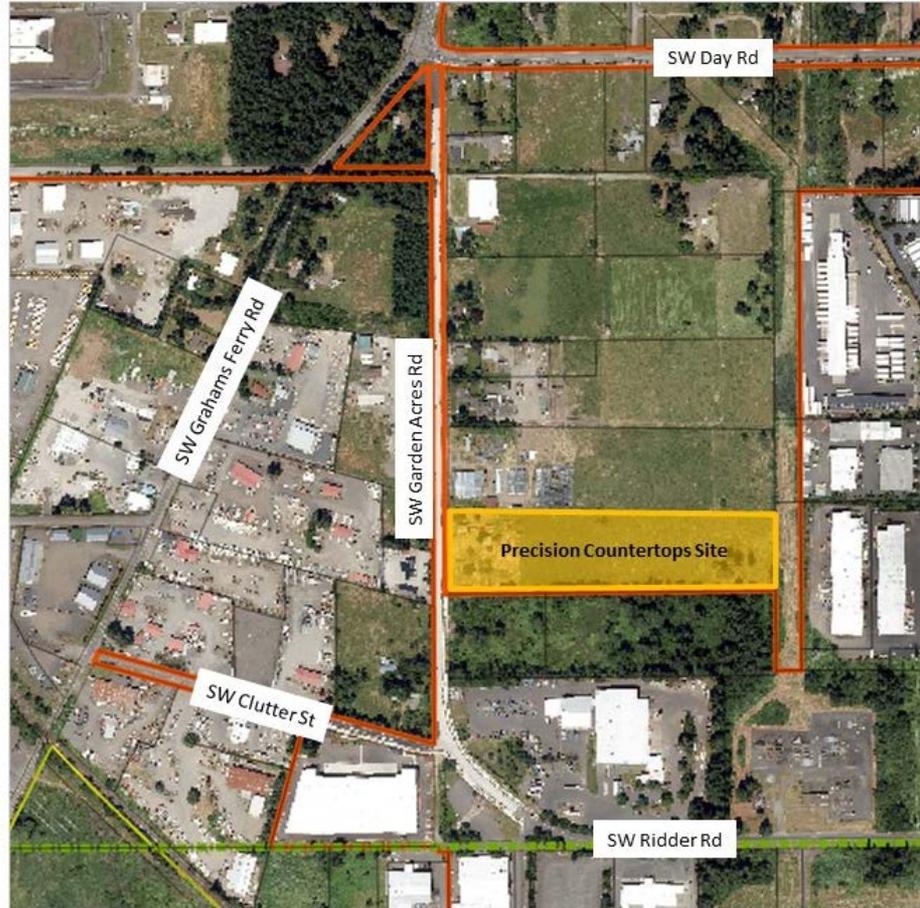
April 10, 2023

Presented by: Cindy Luxhoj AICP, Associate Planner



**WILSONVILLE**  
**OREGON**

# Location



# Coffee Creek Master Plan Area

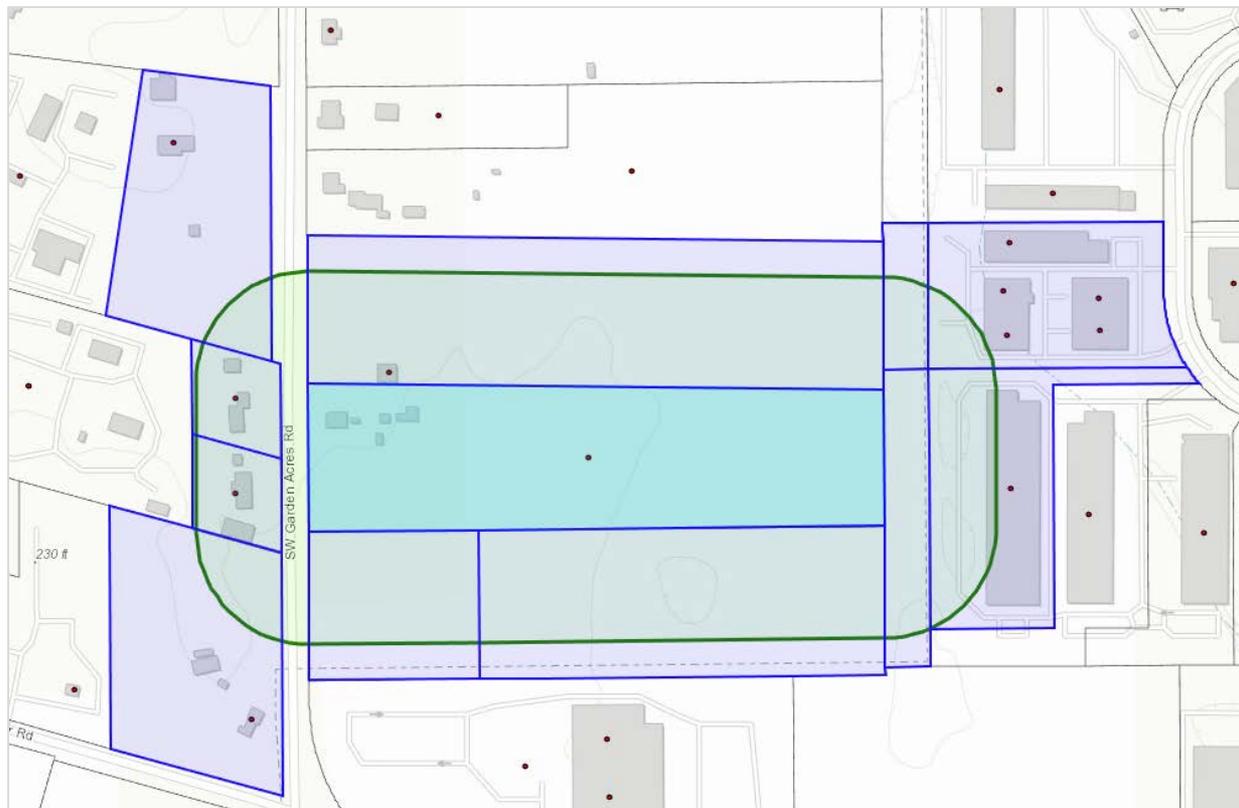


# Ordinances Approved by City Council

- **Ordinance No. 875** – Annexation of 9.63 acres into City of Wilsonville
- **Ordinance No. 876** – Zone Map Amendment of 9.63 acres from Washington County Future Development-20 Acre (FD-20) to Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA)



# Noticing



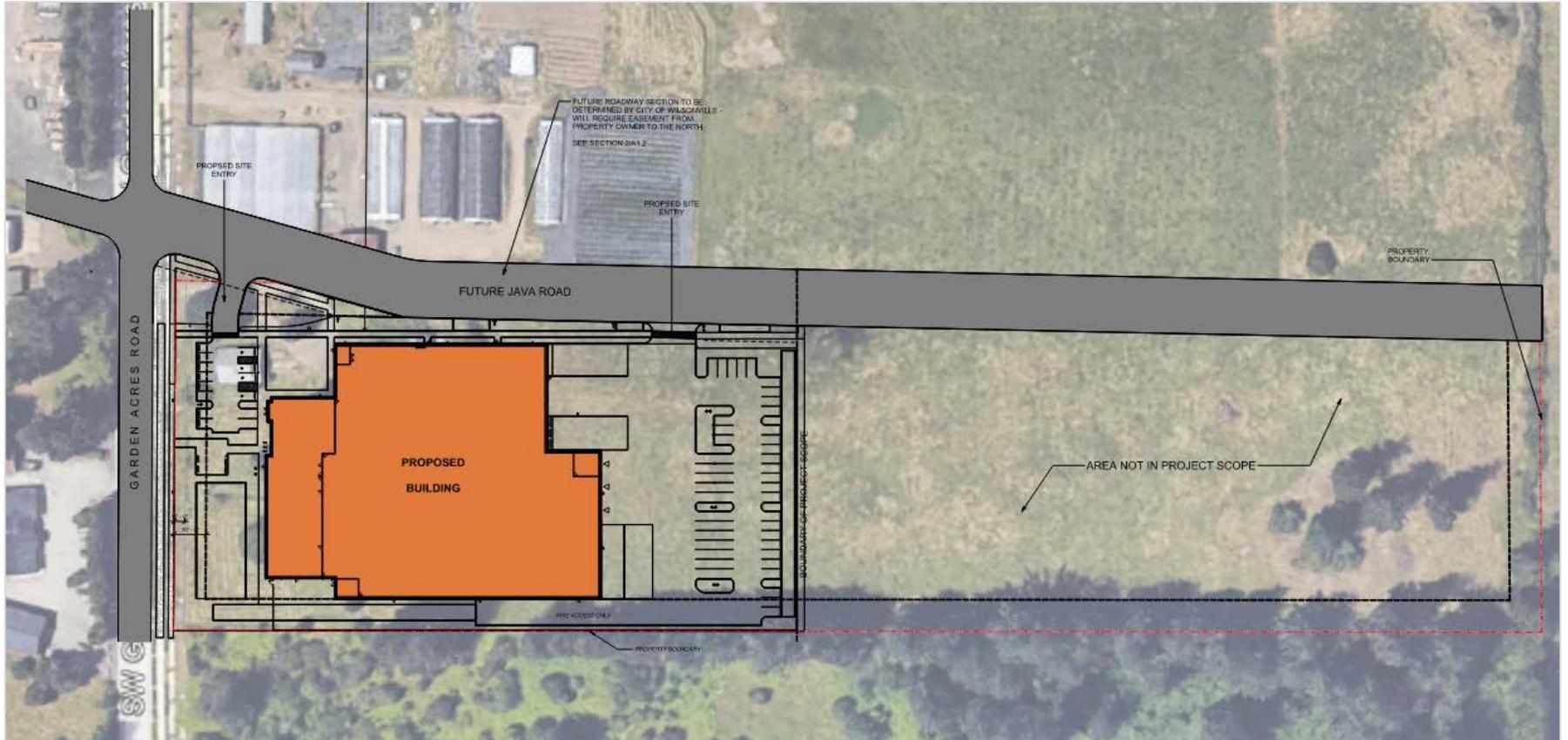
# DRB Role and Hearing Process

- Development Review Board:
  - Cannot deviate from or modify adopted standards
  - Confirms professional review
  - Is a neutral judge and renders fair and impartial decisions
  - Has more discretion, to approve, condition, or deny, waiver requests
- Public testimony should be concise and not repetitive

# List of Applications

- Verifying Compliance with Clear & Objective Standards:
  - Stage 1 Preliminary Plan (STG122-0006)
  - Stage 2 Final Plan (STG222-0007)
  - Site Design Review (SDR22-0007)
  - Class 3 Sign Permit (SIGN22-0011)
  - Type C Tree Removal Plan (TPLN22-0006)
- Discretionary Review
  - Waiver (WAIV22-0003)

# Stage 1 Preliminary Plan



# Stage 2 Final Plan

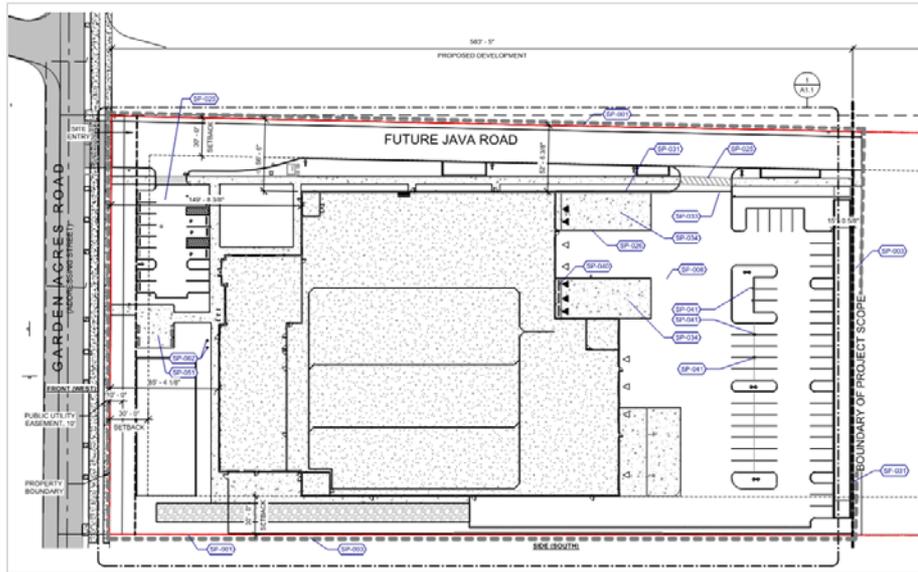
## Tabulation of Site Plan Features

Building Area	65,800 sf	
Parking Spaces	71	
Loading Spaces/Doors	6	
Landscape Area	55,509 sf	26.9%

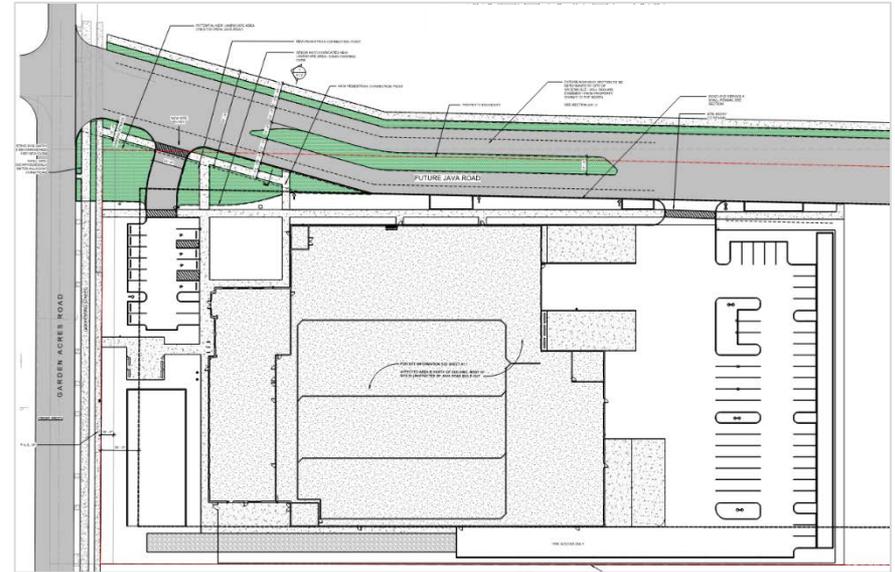


# Stage 2 Final Plan – Regulating Plan

Initial Site Plan with Interim Driveway Access on SW Garden Acres Road and Half Supporting Street Improvement



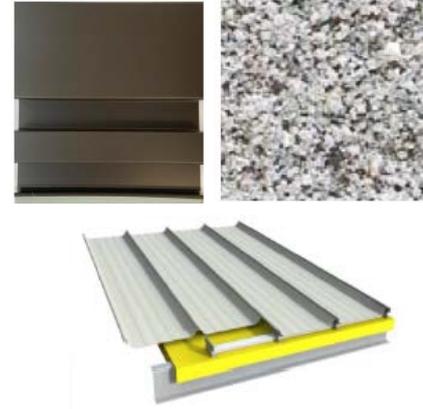
Future Site Plan with Closure of SW Garden Acres Driveway and Access Exclusively from Supporting Street



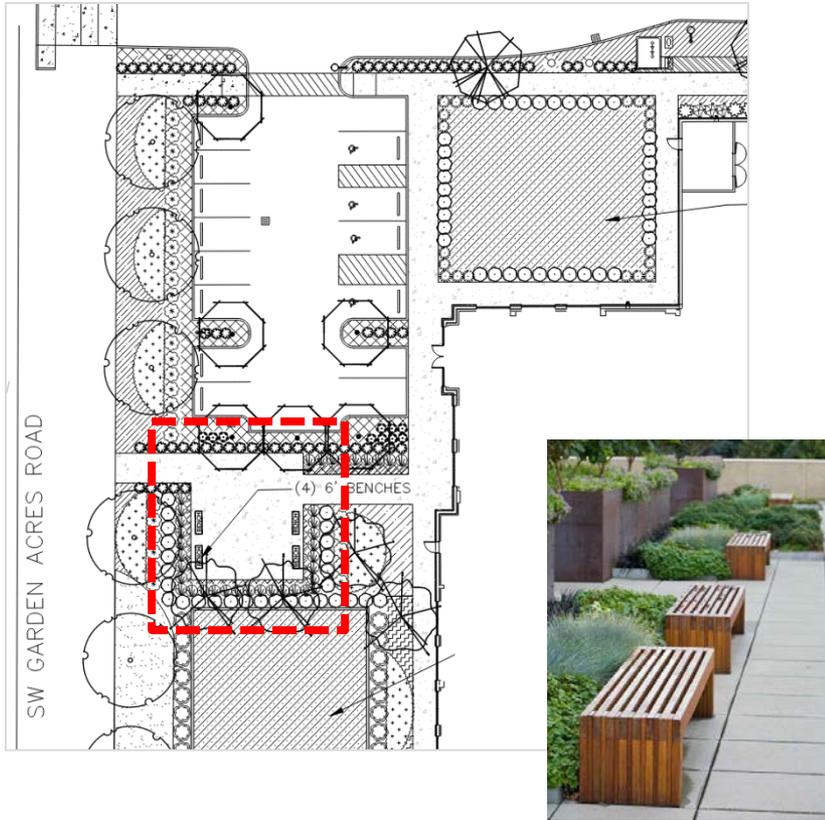
# Stage 2 Final Plan - Traffic

- Evaluated intersections:
  - SW Garden Acres Road/SW Ridder Road/SW Clutter Street
  - SW Ridder Road/SW 95th Avenue
- Level of Service D or better
  - Operation at all evaluated intersections exceeds the minimum standard LOS D

# Site Design Review

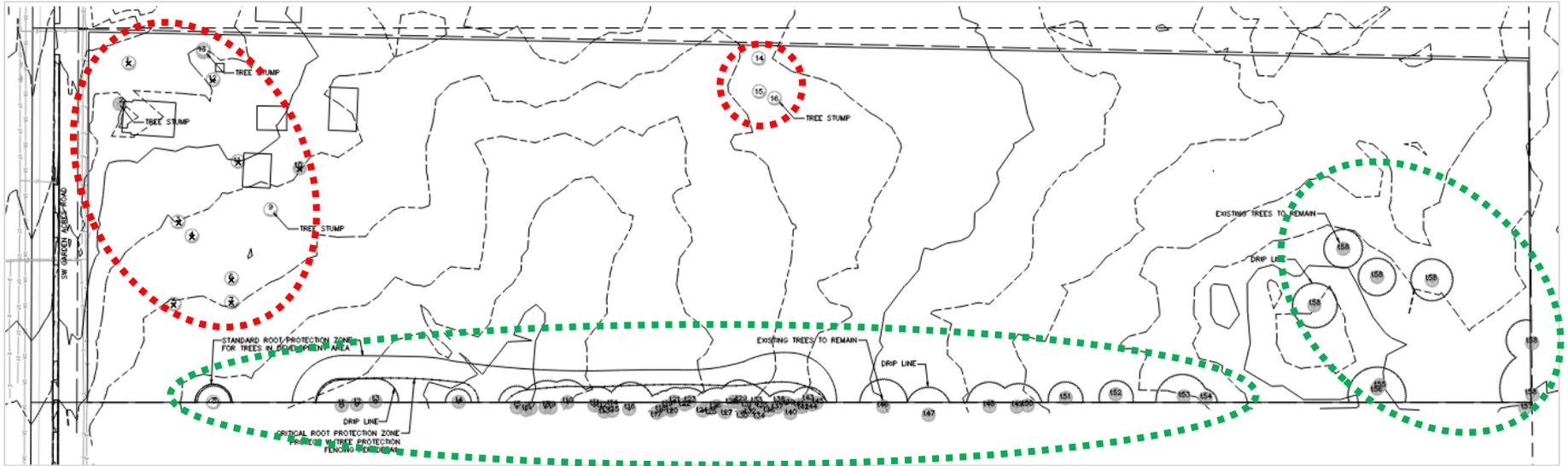


# Site Design Review

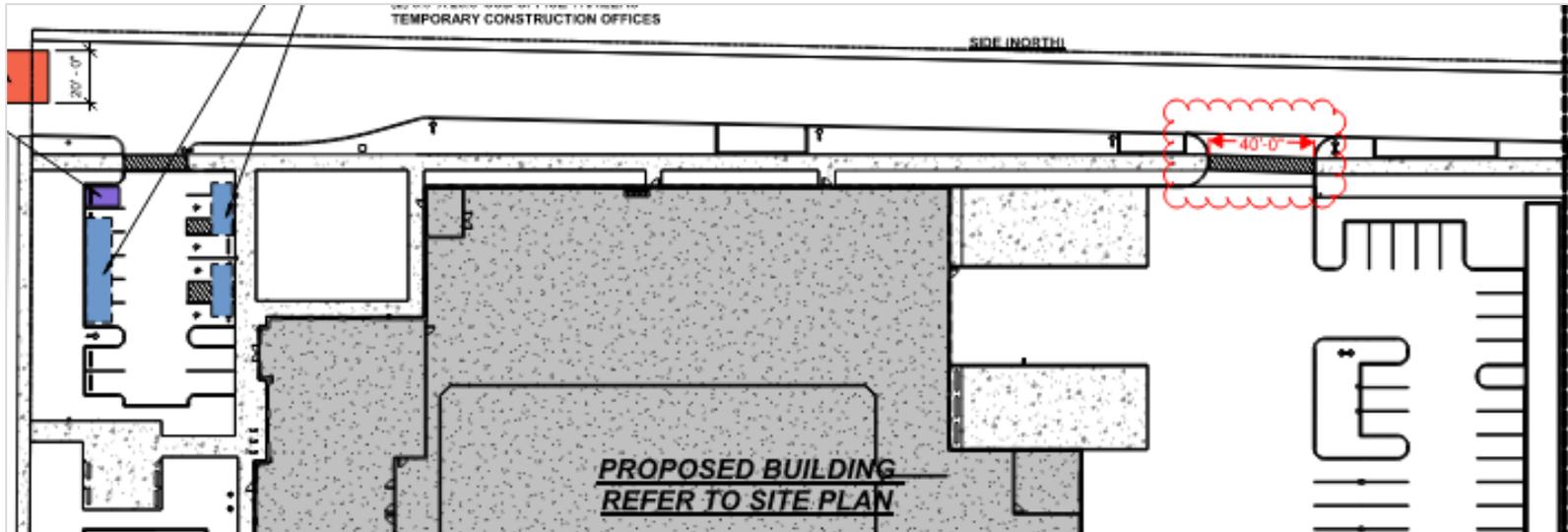




# Type C Tree Removal Plan



# Discretionary Review - Waiver



# Discussion



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