

City of Prineville

Type II Conditional Use Burden of Proof

Prepared for

City of Prineville

Prepared by

Parametrix

150 NW Pacific Park Lane, Suite 110

Bend, OR 97701

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www.parametrix.com

1. PROJECT OVERVIEW

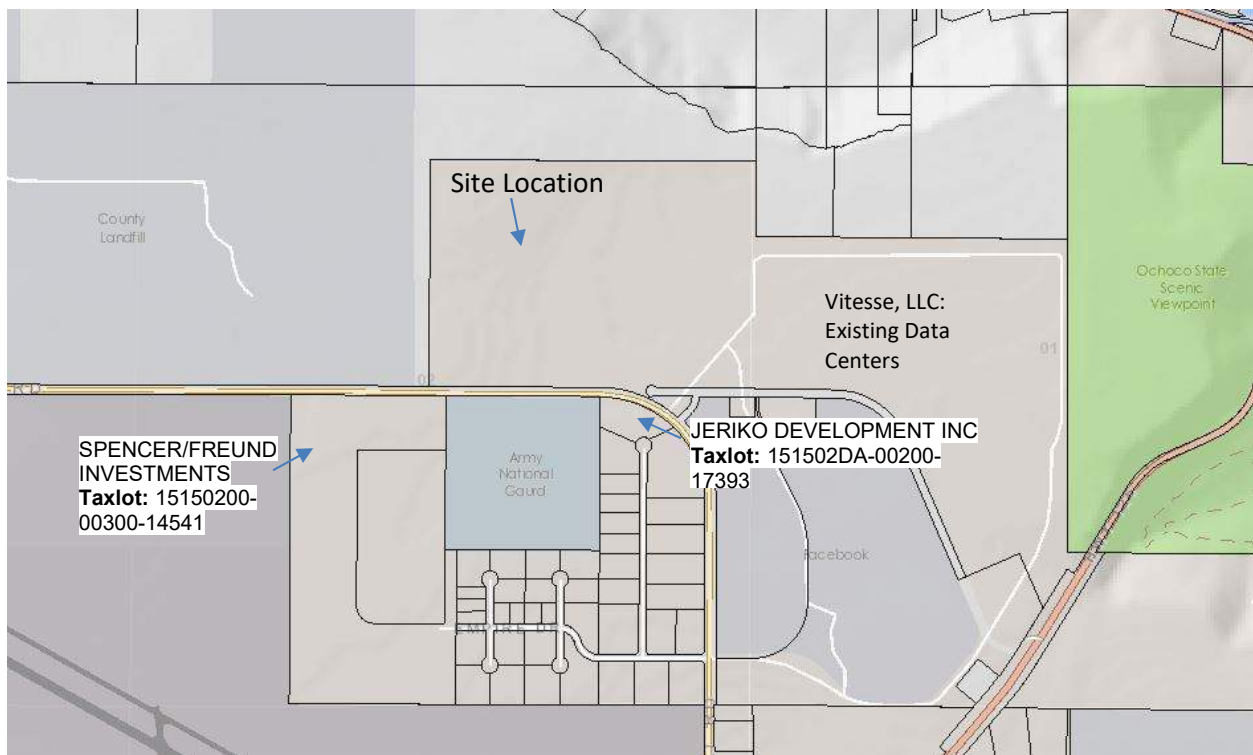
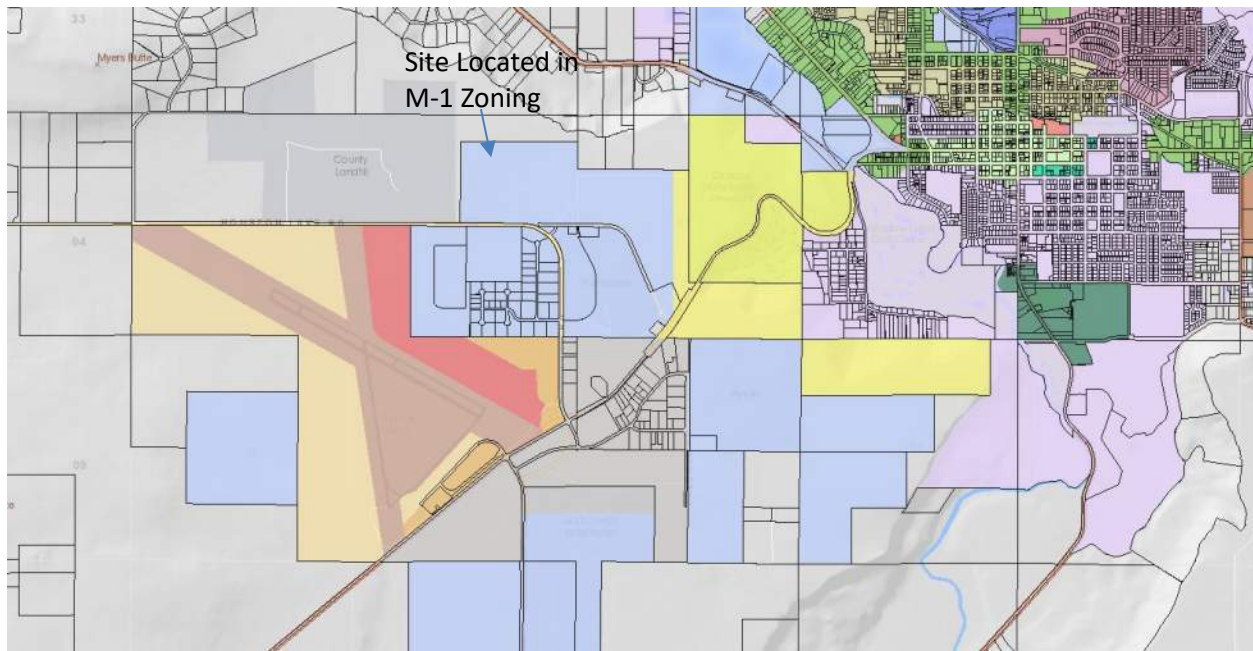
Applicant:	Vitesse, LLC
Representative:	Fred Kroon, PE; Parametrix
Site Address:	900 SW Connect Loop, Prineville, OR 97754
Taxlot:	1515000000301-19980
Zoning:	M-1 Light Industrial
Review:	Type II Conditional Use Review

2. PROJECT AND SITE DESCRIPTION

Vitesse, LLC is proposing a potential building design for the far western side of taxlot 1515000000301-19980 that incorporates an average building height of 66 feet and a maximum height of 70 feet. Due to slope and variations in the existing grade, the applicant is requesting a building height conditional use exception.

The project site is located in M-1 Light Industrial zoning and is mainly surrounded by industrial land uses. The proposed development area is not located within the Park Reserve (PR) zoning area. The distance between the proposed closest building's northeast corner to the nearest point on the rim is approximately 1,150 feet.





The vicinity map above shows the site location and surrounding properties including the County Landfill to the west, Crook County property to the north, existing data centers to the east, Spencer/Freund Investments, Army National Guard, and Jeriko Development, Inc to the south.

The attached exhibits provide site information including building elevations, site plan, depictions of regional views, and photos of the current view of the rim.

- Exhibit A shows the potential building's site plan and its relation to the existing adjacent data center buildings. As the site plan indicates, this potential building will sit further back from the rim. Parking and landscaping surrounding the building is included in the drawing. The second site plan shows the future building area which will exceed the City height standard of 50 feet with a maximum height of 70 feet. This site plan also displays the distance from the northeast corner of the building area to the closest point on the rim.
- Exhibit B, exterior elevations, outlines the proposed building heights including the roof height and heights for the mechanical and elevator doghouses.
- Exhibit C is a block representation of the project area showing the project footprint and its relation to the existing buildings adjacent to the proposed project site. The side view of the proposed building is from Houston Lake Road providing a representation of the height and scale.
- Exhibit D depicts the view of the rim when driving north on Highway 26. The two existing data center buildings are visible in the distance from this view. The proposed building area may also be visible; however it will not be any more prominent than the existing structures. The photos show the current view of the rim from Highway 26 (at Riverland Loop) looking west.

3. APPROVAL CRITERIA

153.137 Application for Conditional Use

A property owner or duly authorized agent may initiate a request for conditional use or the modification of an existing conditional use by filing an application with the city using forms prescribed therefor by the city. The standard application form shall be completed in its entirety and shall be accompanied by a site plan, drawn to scale, and showing the dimensions, arrangement and intended use of the proposed development. The application shall also be accompanied by a vicinity map showing the subject property, all properties within 100 feet and the names and addresses of all property owners within 100 feet as reported by the current County Assessor's records. If an application is submitted by any person or persons other than the property owner or authorized agent thereof, the application shall be jointly signed by the owner or agent, or there shall be submitted an accompanying certified statement from the owner or agent attesting to the knowledge and approval of the submittal. An application shall not be deemed complete unless accompanied by the required filing fee established by the City Council by ordinance or resolution.

Response: The applicant is submitting a City of Prineville conditional use application accompanied by a site plan with the specified requirements, vicinity map with surrounding properties, and required filing fee.

153.038 Commercial and Industrial Dimensional Standards

	C-1	C-2	C-3	C-4	C-5	M-1	M-2	IP
	Downtown	General	Professional	Neighbor	Recreational	Light	Heavy	Ind. Park
Clear Vision (ft.):	See § 153.081 for more details.							
Street intersection (measured from curb)	25 ^D	25	25 ^D	25	25	25	25	25
Alley or ped. path (measured from curb or edge)	15	15	15	15	15	15	15	15
Landscaping (%):	See § 153.087 for detailed requirements.							
Minimum ^F	0	10	10	10	10	0 ^G	0 ^G	10 ^H
Building Height (ft.):	See § 153.118 for exceptions to height limits.							
Maximum ^F	45	35	35	30	50	50	50	45
Minimum Street Frontage (ft.):	See § 153.191(C) for exceptions.							
Standard street	20	50	50	50	50	50	50	50
Cul-de-sac	20	35	35	35	35	35	35	35
Maximum Lot Coverage:								
Impervious surface	Determined by the ability to maintain drainage on site.							
Buildings	Determined by the ability to meet parking, landscaping, clear vision, drainage, Public Works standards and other applicable dimensional standards.							
Minimum Lot Size (sq. ft.):								
Commercial/industrial	Minimum lot size shall be determined on the basis of compliance with off-street parking, landscaping, those standards administered by Public Works and other applicable dimensional standards.							
Residential use	R-2	R-2	R-2	Adj. Zone	R-2	R-2	R-2	R-2
Permitted Residential	R-2 std.	R-2 std.	R-2 std.	N/A	R-2 std.	N/A	N/A	N/A
*All dimensional standards subject to Building and Fire Department structural standards.								

^A Except that which may be needed to meet street and sidewalk right-of-way standards.

- ^B Unless buildings are attached or constructed as one building.
- ^C Subject to approval by Public Works and Engineering.
- ^D Unless otherwise approved by the reviewing or jurisdictional authority.
- ^E Building heights greater than standard shall be approved as a Type II conditional use.
- ^F May require landscaping around buildings, in parking areas, outdoor recreation areas and screening and buffering purposes.
- ^G Minimum five-foot buffer along any adjoining public right-of-way of a major collector or arterial street.
- ^H Twenty-five percent of the area within 100 feet of an arterial or major collector street, five-foot minimum along street.
- ^I Setbacks shall increase one foot for every foot of structural height over 35 feet.

Response: The subject property is zoned M-1, Light Industrial and currently classified with a building height standard of 50 feet. The applicant is requesting a Type II Conditional Use exception to allow an average height of 66 feet with a maximum height of 70 feet. This increase in height allowances is due to the natural slope and variations in the existing grade. The request pertains to the far west area of the taxlot, the area farthest from the rim. The 70-foot maximum height allows for the elevator doghouse providing roof access.

153.118 Exceptions to Building Heights

(A) The following types of structures or structural parts are not subject to the building height limitations of this chapter: chimneys, cupolas, tanks, church spires, belfries, domes, derricks, monuments, fire and hose towers, observation towers, transmission towers, smokestacks, flagpoles, radio, cellular and television towers, masts, aerials, cooling towers, water towers, elevator shafts, windmills, conveyors, mill related apparatus and other similar projections.

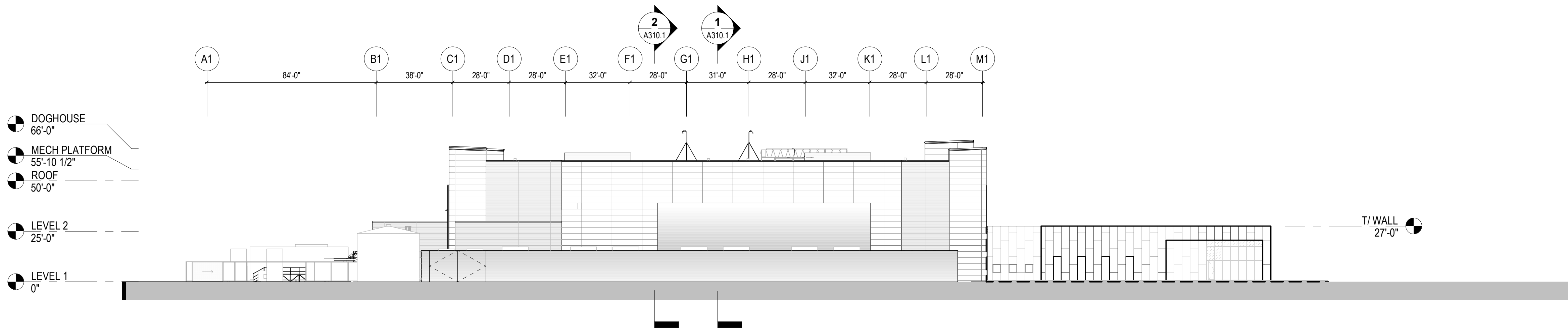
Response: This exception does not apply to the subject property as the request is for the entirety of the building to potentially exceed the standard maximum height restriction.

(B) The exceptions to building height limitations set forth herein are not applicable to any such structures or structural parts that are located within an Airport Approach (AA) Overlay Zone.

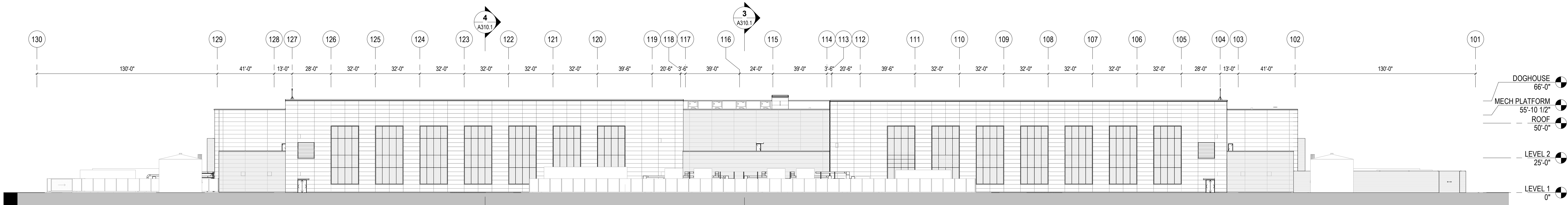
Response: The subject property is not located within an Airport Approach overlay zone. This exception does not apply to the subject property.

Exhibit A

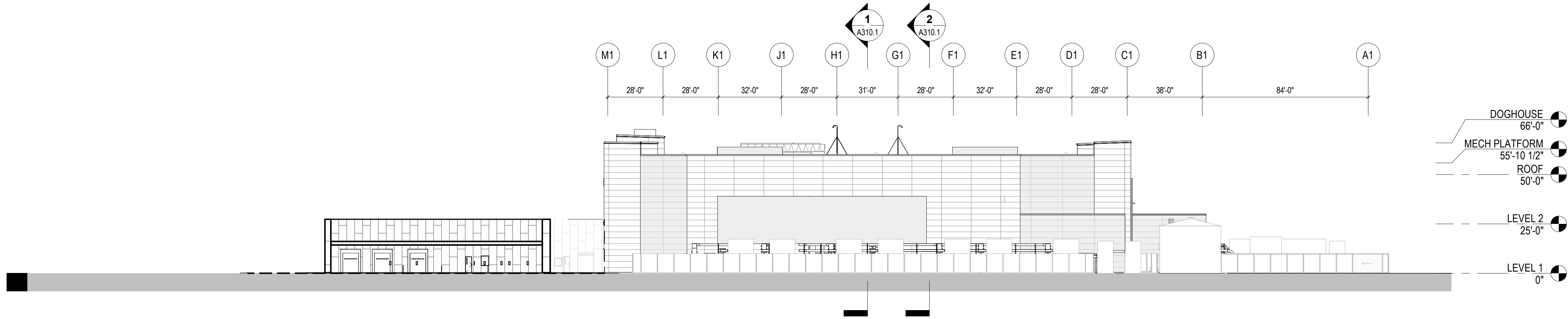
Exhibit B



1 ELEVATION - WEST SCREEN WALL
1/32" = 1'-0"



2 ELEVATION - NORTH SCREEN WALL
1/32" = 1'-0"



3 ELEVATION - EAST SCREEN WALL
1/32" = 1'-0"

GENERAL NOTES

SHEET NOTES

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

The construction contract will allow the owner to make:
(1) Changes permitted to date that 30 days after the date a bill of materials is received.
(2) Final payment of all remaining amounts no later than 30 days after the date the owner approves all work.
(3) The construction contract will allow the owner to make changes and estimates no later than 30 days after the billings and estimates are received from the original contractor.

SHEET REVISIONS

PROJECT FORMAL ISSUANCES

PROJECT:

CC03
DATA HALL

DWG. TITLE:

DATA HALL

EXTERIOR ELEVATIONS

PROJECT NO: Project Number

DATE: AUGUST 26, 2019

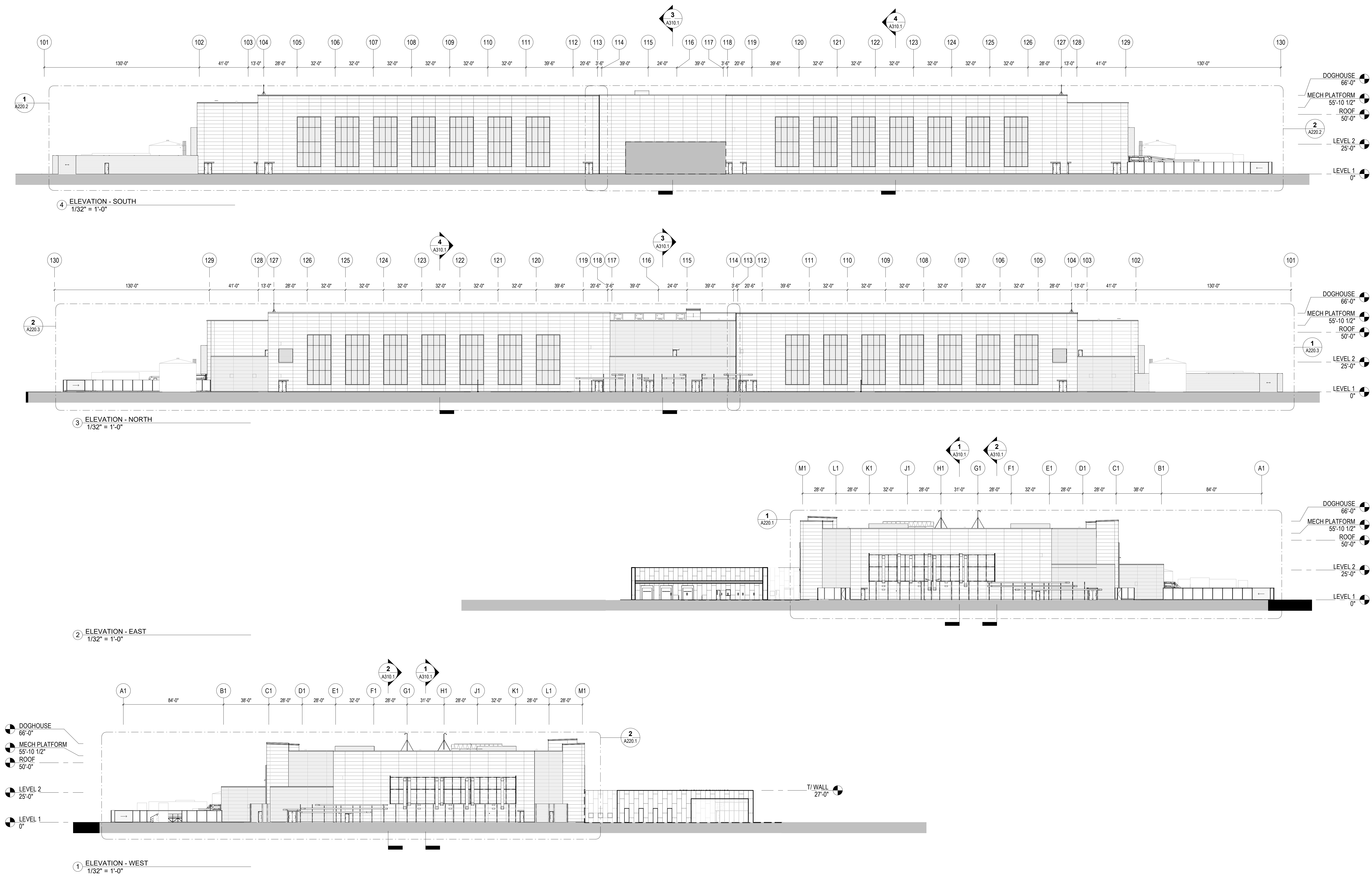
SCALE:

SCALE: Scale as Noted

DWG. NO:

A210.1

SHEET SIZE: E (36"x48")



The construction contract will allow the owner to make:
(1) Changes permitted to date that 30 days after the date a billing is submitted is received.
(2) First payment of all remaining amounts no later than 30 days after the date the owner approves all work.
(3) The construction contract will allow the owner to make changes and estimates no later than 30 days after the billings and estimates are received from the original contractor.

No.	Description	Date
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SHEET REVISIONS

PROJECT FORMAL ISSUANCES

GENERAL NOTES

SHEET NOTES

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

PROJECT:

CC03
DATA HALL

DWG. TITLE:

DATA HALL

EXTERIOR ELEVATIONS

PROJECT NO: AUGUST 26, 2019

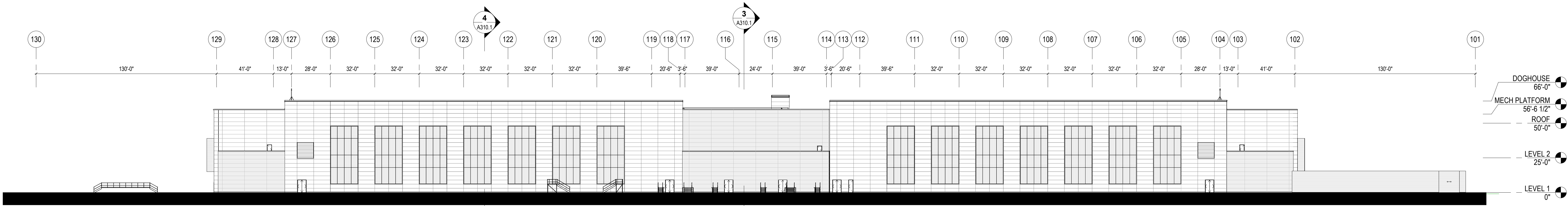
DATE: AUGUST 26, 2019

SCALE: Scale as Noted

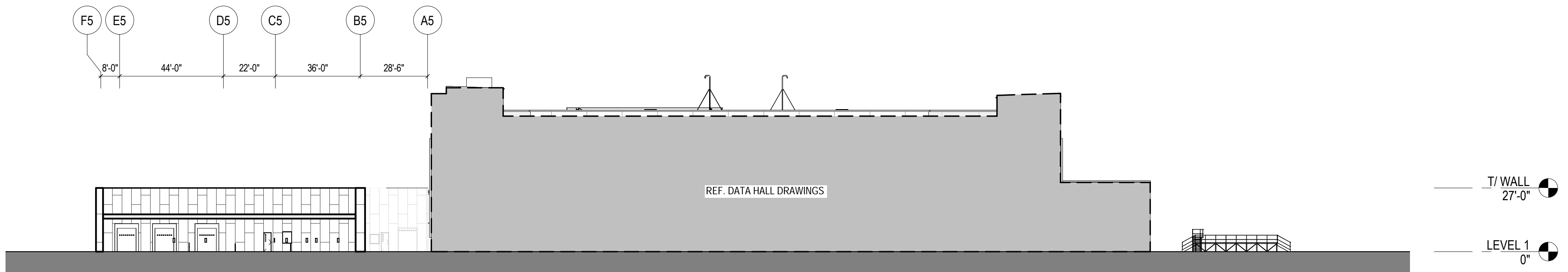
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SHEET SIZE: E (36"x48")

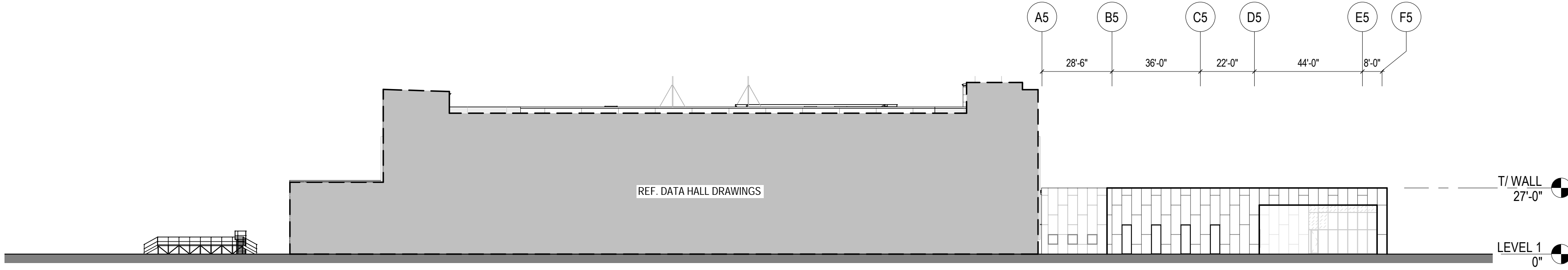
© 2019 SHEWAN NAGLE HARTFAY ARCHITECTS, LTD.



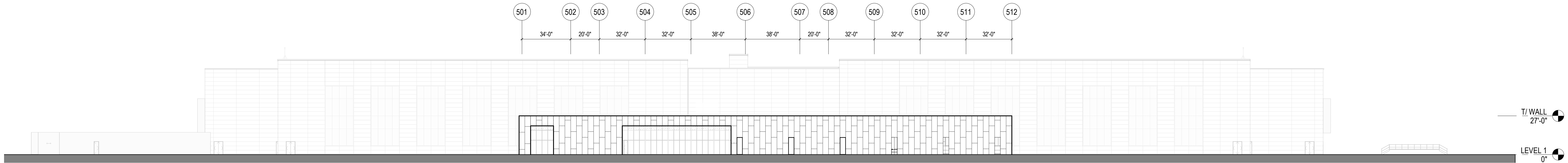
4 ELEVATION-NORTH
1/32" = 1'-0"



3 ELEVATION-EAST
1/32" = 1'-0"



2 ELEVATION-WEST
1/32" = 1'-0"



1 ELEVATION-SOUTH
1/32" = 1'-0"

GENERAL NOTES

SHEET NOTES

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

SHEET LEGEND

The construction contract will allow the owner to make:
(1) Changes in materials to be made after the date of bidding is not to be made.
(2) The amount of all temporary work to be made after the date of bidding is not to be made.
(3) The construction contract will allow the owner to make the following and estimates to be made after the
bidding and estimates are received from the original contractor.

SHEET REVISIONS

PROJECT SUBMITTALS

PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:

CC03
ADMIN

DWG. TITLE

ADMIN BUILDING
EXTERIOR ELEVATIONS

PROJECT NUMBER

DATE: SEPTEMBER 20, 2019

SCALE:

SCALE: Scale as Noted

DWG. NO:

A210.3

SHEET SIZE: E (36"x48")



2 ENLARGED BUILDING ELEVATION - ADMIN NORTH
1/16" = 1'-0"



SCALE: Scale as Noted

EET SIZE: E (36"x48")

Exhibit C



FUTURE BUILDING
AREA
N.T.S

REVISIONS		DATE	BY
Δ			

ONE INCH
AT FULL
SCALE, IF
NOT SCALE
ACCORDINGLY

Parametrix ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES		CHECKED	APPROVED
DATE 09/23/2019	DESIGNED	DRAWN	
BY JN	PROJECT NO. 237-7453-003		

PROJECT NAME
FUTURE BUILDING AREA PRINEVILLE, OR

--

DRAWING NO. 1 OF 3



HOUSTON LAKE
ROAD
N.T.S

REVISIONS		DATE	BY
Δ			

ONE INCH
AT FULL
SCALE, IF
NOT SCALE
ACCORDINGLY

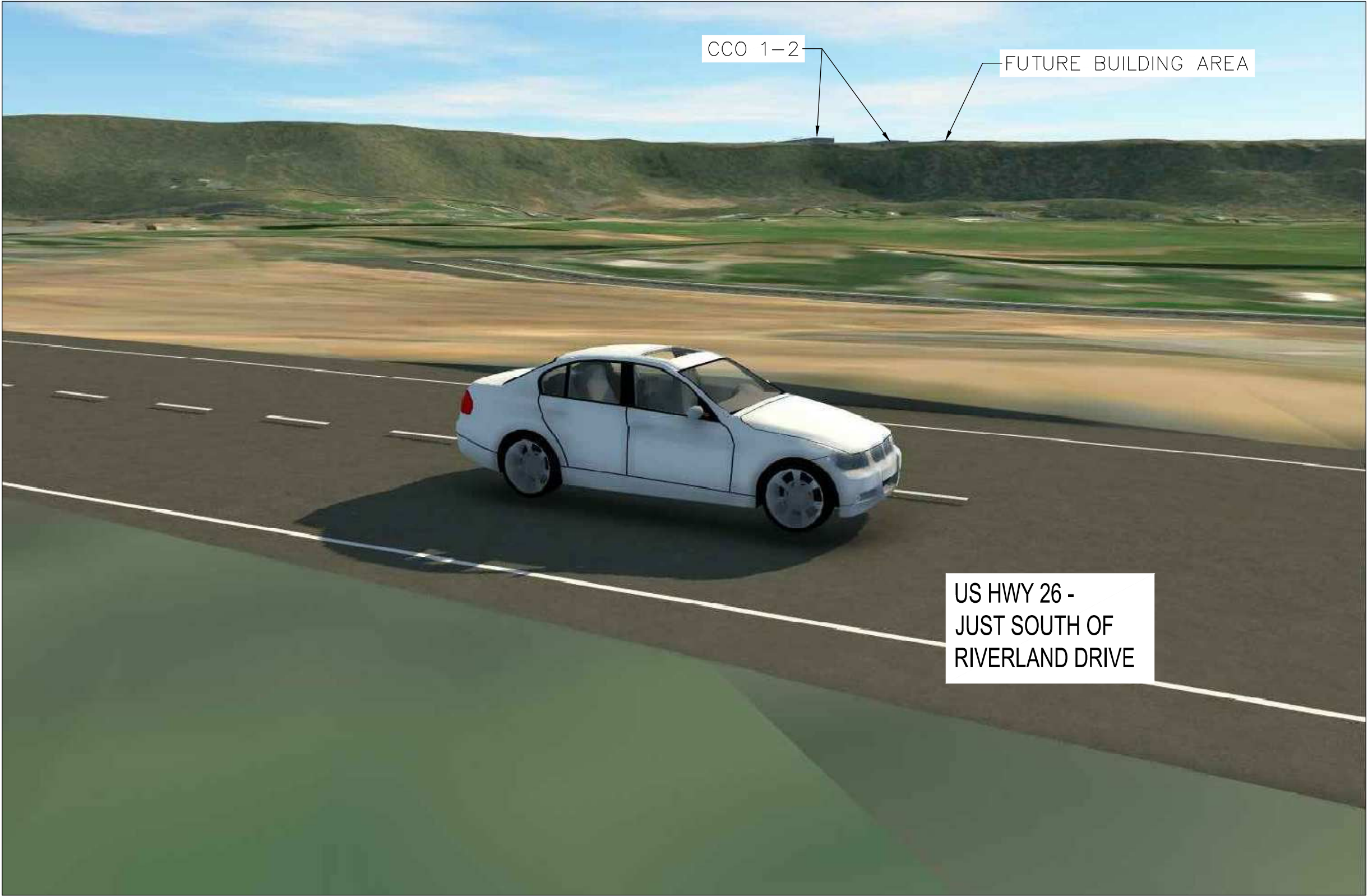
Parametrix ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES		CHECKED	APPROVED
DATE 09/23/2019	DESIGNED	DRAWN	
BY JL	BY JL	BY JL	BY JL
PROJECT NO. 237-7453-003			

PROJECT NAME
FUTURE BUILDING AREA PRINEVILLE, OR

--

DRAWING NO. 2 OF 3

Exhibit D



US HWY 26
N.T.S

REVISIONS	DATE	BY
Δ		

ONE INCH
AT FULL
SCALE, IF
NOT SCALE
ACCORDINGLY

Parametrix ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES			
DATE 09/23/2019	DESIGNED	CHECKED	APPROVED
BY JL	DRAWN		
237-7453-003			

PROJECT NAME
FUTURE BUILDING AREA PRINEVILLE, OR

DRAWING NO.
3 OF 3

3	OF	3
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Current view of rim and data center taken from Hwy 26 at Riverland Loop looking west.



Additional view of rim and data center taken from Hwy 26 near Riverland Loop looking west.