

# City of Prineville

## Conditional Use Permit Application Review and Burden of Proof

*Prepared for*

**City of Prineville**  
**Planning Department**  
387 NE Third Street Prineville, OR 97754

*Prepared by*

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## CITATION

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- A – Conditional Use Application
- B – Proposed Building Expansion Area
- C – Exterior Elevations



## 1. PROJECT OVERVIEW

<b>Applicant</b>	Vitesse, LLC
<b>Representative</b>	Greg Smith, PE; Parametrix
<b>Site Address</b>	511 SW Connect Way, Prineville OR 97754
<b>Taxlot</b>	1515010001102
<b>Zoning</b>	M-1 Light Industrial
<b>Review</b>	Type II Conditional Use Review

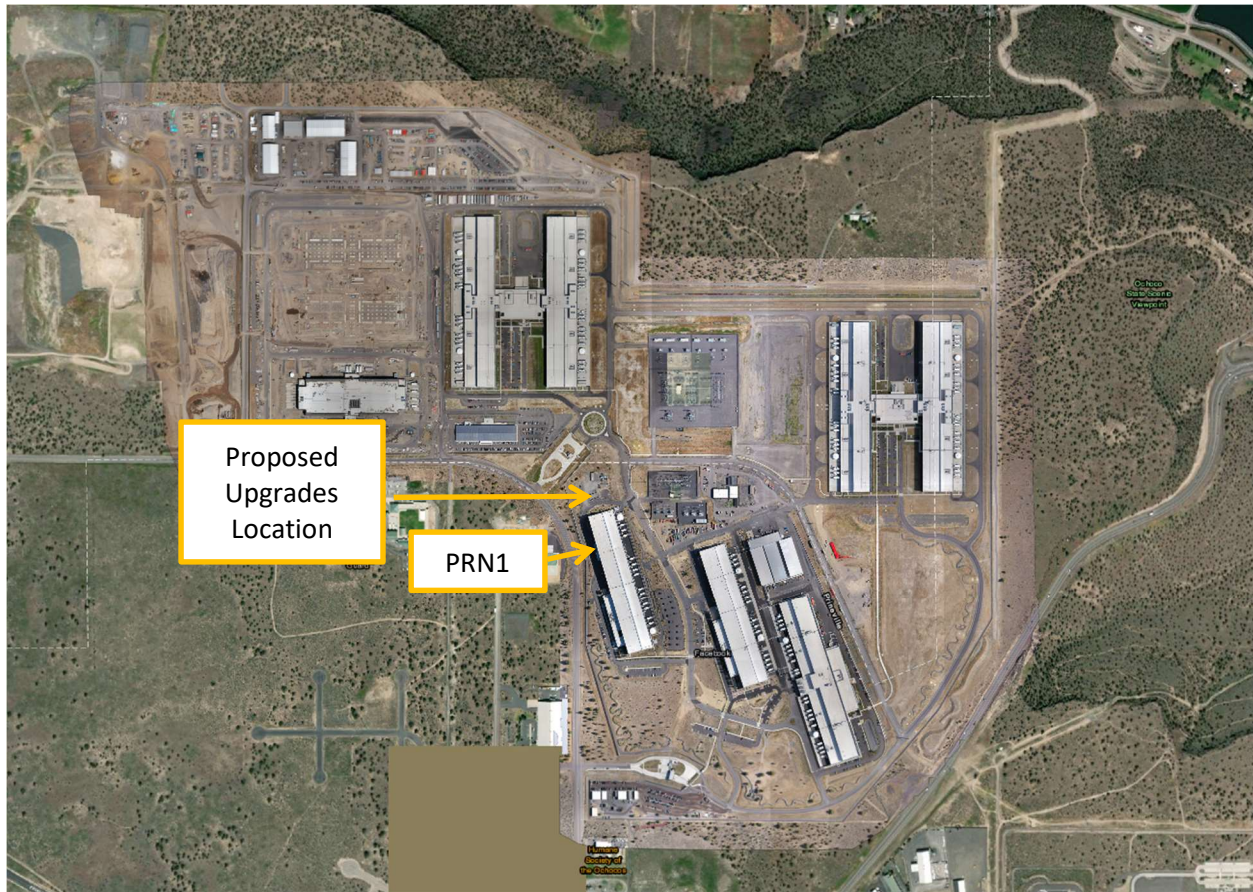
## 2. PROJECT AND SITE DESCRIPTION

The applicant is proposing updates to the existing PRN1 building located on the southern end of the data center campus. The subject building is the far west PRN building, taxlot 1515010001102, located on 32.40 acres. The project site is located in M-1 Light Industrial zoning and is mainly surrounded by industrial uses to the south and west and park reserve zoning to the east.

The upgrades propose extending the existing building north, adding a new two-story addition. The new addition includes a maximum height of 57 feet, requiring a building height conditional use exception. The alterations will not be visible from the rim, located at least 2,000 feet away, and will be partially blocked from view by the existing data center buildings to the east.

Currently, a few small outbuildings and a paved circulation road are located north of the PRN1 building.

Figure 1 – Project Location



### Figure 2 – Project Zoning







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 <sup>D</sup>	25	25 <sup>D</sup>	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 <sup>F</sup>	0	10	10	10	10	0 <sup>G</sup>	0 <sup>G</sup>	10 <sup>H</sup>
Building Height (ft.):	See § 153.118 for exceptions to height limits.							
Maximum <sup>E</sup>	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.							

	C-1	C-2	C-3	C-4	C-5	M-1	M-2	IP
	Downtown	General	Professional	Neighbor	Recreational	Light	Heavy	Ind. Park
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 a maximum building height of 57 feet. The increased height allowance allows for a two-story addition to the existing PRN1 building.

### 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 addition 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

**FOR OFFICE USE ONLY**

Application #: \_\_\_\_\_

Floodplain # \_\_\_\_\_

Date Received: \_\_\_\_\_

Zone: \_\_\_\_\_

☐ CU type 1    ☐ Cu type 2



**City of Prineville**  
**Conditional Use Permit Application**

**PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**PROPERTY OWNER AND APPLICANT INFORMATION**

Applicant Name \_\_\_\_\_ Phone \_\_\_\_\_ / \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip Code \_\_\_\_\_

Email \_\_\_\_\_

Property Owner \_\_\_\_\_ Phone \_\_\_\_\_ / \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip Code \_\_\_\_\_

Email \_\_\_\_\_

Business Name \_\_\_\_\_ Phone \_\_\_\_\_ / \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip Code \_\_\_\_\_

Email \_\_\_\_\_

**PROPERTY DESCRIPTION**

Property address: \_\_\_\_\_

Map # - Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot \_\_\_\_\_

Present Zoning \_\_\_\_\_ Total Land Area \_\_\_\_\_ (Square Ft.)

Present Land Use \_\_\_\_\_

## PROPOSED USE

- |  |                                      |
|--|--------------------------------------|
| <input type="checkbox"/> New Construction      | <input type="checkbox"/> Residential |
| <input type="checkbox"/> Multi-Family Dwelling | <input type="checkbox"/> Commercial  |
| <input type="checkbox"/> Addition              | <input type="checkbox"/> Industrial  |

### Brief Description of Proposed Use:

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### TO COMPLETE THIS APPLICATION, PLEASE SUBMIT THE FOLLOWING:

- ☐ Completed Application Form
- ☐ Burden of Proof
- ☐ Statement or general vicinity map indicating geographical location of property.
- ☐ Dimensioned Site Plan, drawn to scale, showing:
  - ☐ Actual shape and dimensions of property
  - ☐ The location and intended use of each building or structure.
  - ☐ Building Setbacks
  - ☐ Roads, streets or alleys, other infrastructure, easements, etc...
  - ☐ Landscaping
  - ☐ Parking

By signing this application, the undersigned certifies that he/she has read and understands the submittal requirements of the City's land use code. **Please note:** If the applicant makes a misstatement of fact on the application regarding ownership, authority to submit the application, acreage, or any other fact material relied upon in making a decision the Planning Director may upon notice to the applicant and subject to an applicant's right to a hearing declare the application void.

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature

Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature

**Please note: additional information may be required by the Planning Department prior to the application being deemed complete.**

## Exhibit B

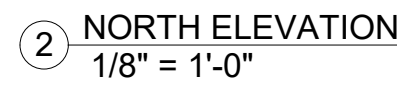
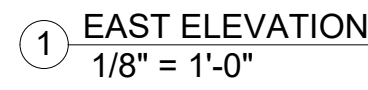






## Exhibit C





**SHEET SIZE:** E (35"x48")



## Facebook



I-HED

**PEOPLES ASSOCIATES**  
STRUCTURAL ENGINEERS

# H A R G I S

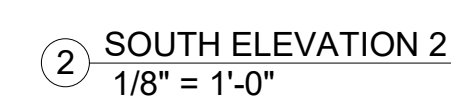
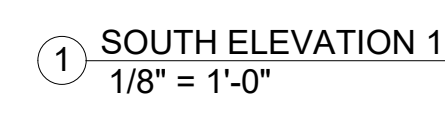
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 1000  
 Chicago, IL 60606

MINNEAPOLIS | CHICAGO



100% DESIGN DEVELOPMENT	07.20.2021
50% DESIGN DEVELOPMENT	06.30.2021
100% SCHEMATIC DESIGN	05.20.2021
50% SCHEMATIC DESIGN	04.08.2021

PROGRESS SET  
NOT FOR CONSTRUCTION

PRN1

## NETWORK CORE ADDITION

## **ENLARGED BUILDING EXTERIOR ELEVATIONS**

### A220.3

**SHEET SIZE:** E (35"x48")



