

Memo

To: Planning Commission
From: Joshua Smith, Associate Planner
Date: December 16, 2008
Re: Big Box Design Standards Discussion

The Planning Commission asked the Commission to review 6 items of the proposed Big Box design review standards at the November 18th Planning Commission hearing. The following is a list of the 6 items and staff's understanding of the Planning Commissions recommendations.

1. Is 20,000 square feet the appropriate threshold for applying these standards or should this be raised so that it applies only to those stores most commonly considered to be "Big Box" stores?

Commission: Increase threshold to 40,000sq ft.

Staff: This threshold should also apply to zero lot line buildings when built as a single complex over multiple property lines such as Ochoco Plaza. However regulations on additions would be specific to individual properties only.

2. Should an entire building and site be required to be brought up to the full design standards if an addition is proposed that exceeds 25% of the original size of the building?

Commission: Only the Building would have to be upgraded.

3. Should the C-1 (downtown) zone be exempt from the required 25-foot landscape buffer strip adjacent to public streets?

Commission: YES

Staff: Building should be required to abut the ROW in compliance with sidewalk standards in C-1 zone.

4. Is the required 25-foot landscape buffer excessive? Could landscaped area in the right-of-way be counted in this buffer?

Commission: Need examples from staff at 12/16/2008 meeting

5. Should properties with frontage on two or more streets be subject to the full buffer strip along both/all street frontages?

Commission: Need examples from staff at 12/16/2008 meeting

6. Should parking be entirely restricted from the area between the primary building and the street as proposed in the ordinance?

Commission: Parking may be between the building and the street, but shall be broken up by landscaping and/or obscured by satellite buildings.