

**VENETA PLANNING COMMISSION'S  
FINDINGS AND DECISION**

**Veneta Transit Center SR-1-10**

Application Received: May 17, 2010

Referrals: None

Public Notice Mailed and Posted at City Hall: May 17, 2010  
Public Notice Posted on Property: May 17, 2010

Staff Report Date: May 24, 2010  
Prepared by: Zac Moody, Associate Planner  
Reviewed By: Brian Issa, Community Services Director

**BASIC DATA**

Applicant: City of Veneta  
88184 8<sup>th</sup> Street  
Veneta, Oregon 97487  
(541) 935-2191

PIVOT Architecture  
72 W. Broadway  
Eugene, Oregon 97401  
Contact: Harriet Cherry  
(541) 342-7291

Owner: Lane Transit District  
PO Box 7070  
Eugene, Oregon 97401

Assessor's Map: 17-06-36-14, Tax Lot 4500

Area: .29 acres

Plan Designation: Commercial (C)

Zoning Designation: Broadway Commercial (BC)

**REQUEST**

The request is for approval of a Site Plan Review for a 0.29 acre parcel identified as Tax Lot 4500 of Lane County Assessor's map 17-06-36-14. The purpose of the proposed Site Plan Review is to correlate the general ordinance requirements with the specific site conditions and

proposed uses and change of use through a comprehensive review process to assure that the development is in conformance with the applicable land use regulations of the Veneta Land Development Ordinance.

## **PROPERTY CHARACTERISTICS**

The property is located at on the southwest corner of W. Broadway Ave and Territorial north of Our Daily Bread Restaurant. The property is currently undeveloped and serves as the Veneta Downtown Farmers' Market during summer months. The property is zoned Broadway Commercial (BC) with properties to the south and east zoned Community Commercial and properties to the north and west zoned BC.

### **Wastewater Service**

City services are currently adjacent to this property.

### **Storm water**

The proposed changes will increase impervious surface and runoff. A stormwater management plan has been submitted.

### **Water Service**

City services are currently adjacent to this property.

### **Natural Resources**

The proposed changes do not affect any significant natural resources.

## **APPROVAL CRITERIA**

Article 6 of the Veneta Land Development Ordinance No. 493 regulates Site Plan Reviews. The purpose of a site plan review is *“to correlate the general ordinance requirements with the specific site conditions and proposed uses and changes of use through a comprehensive review process to assure that developments are in conformance with the applicable land use regulations of the Land Development Ordinance.”* Approval of a site plan review must comply with Section 6.05.

## **AGENCY COMMENTS**

All plans were reviewed by Lane County Engineering and the City of Veneta Public Works Superintendent.

## **PUBLIC COMMENTS**

No comments were received.

## **ISSUES**

### **Storm Water**

To comply with City stormwater requirements, the proposed stormwater treatment will consist of storage and treatment devices in a series of configurations. Paving for the parking area will be divided into two sections. The lower section including all northerly parking stalls will be pervious concrete with the remaining parking area to be dense graded concrete. Runoff will be collected via the pervious concrete and a trench drain in front of the pervious concrete. Stormwater will be piped to a stormwater infiltration system and treated through a growing medium within the system's basin. The growing medium will include 18 inches of top soil as well as a variety of attractive landscaping designed to enhance the swale and treat stormwater.

### **Parking**

The proposed Transit Center will have 27 parking spaces to serve users of the Park & Ride. The parking surface will consist of both pervious and dense graded concrete as well as a variety of landscaping. Access to the parking area will be via the existing alley between Our Daily Bread and the proposed site with ingress and egress located to the west side of the parking lot.

### **Tree Protection**

The west side of the parcel contains a large cottonwood tree that has an approximate diameter of 34" dbh (diameter at breast height). Considering that this tree has multiple diverges in the trunk, staff measured the diameter from the narrowest point between the ground and the trunk diverges. Staff has taken great care to ensure the protection of this tree. Chapter 8.10.020 (2) of the Veneta Municipal Code identifies two methods of protecting the critical root zone of a tree. Method A was used to determine the critical root zone which requires one foot in radius for every inch of tree diameter at breast height. The critical root zone for this tree is a radius of 34 feet. The current plans do not call for any excavation within the CRZ of the tree, therefore no conditions of approval have been recommended.

## **STAFF RECOMMENDATIONS**

Based on the findings for the site plan review stated in the Proposed Final Order, staff recommends approval of the site plan, with the conditions outlined in the Proposed Final Orders.

## **EXHIBITS**

- A. Proposed Final Orders
- B. Narrative Statement dated May 14, 2010
- C. Proposed Site Plan dated June 2010
- D. Proposed Stormwater Management Plan dated March 2010

## **CONCLUSION**

Based upon the information and findings set forth above, the Site Plan for the Veneta Transit Center complies with the requirements of the City of Veneta Comprehensive Plan and Land Development Ordinance 493. Therefore, a conditional approval of the application is recommended.