



MEMORANDUM

CITY OF TUALATIN

DATE: November 12, 2020

TO: Erin Engman, AICP
Associate Planner

FROM: Tony Doran, EIT
Engineering Associate

SUBJECT: CUP20-0001, Banfield Pet Clinic

Transportation

The applicant's narrative states:

As part of the overall shopping center, various uses are anticipated and parking is not an issue. Per ITE 10th Edition, Our use is less intensive. See below for PM Peak Hour Trips.

ITE Classification 820 Shopping Center – 3.81 trips per 1,000 SF

ITE Classification 931 Restaurant – 7.8 trips per 1,000 SF

ITE Classification 640 Veterinary Clinic – 3.53 trips per 1,000 SF

The narrative does not indicate any need for additional dedication or improvements. City staff generally agrees with the letter and conclusions.

Environmental

This site is within the floodplain and a Flood Hazard Area Development Permit must be obtained for any future Building permits.

Utilities

The applicant's narrative states:

The proposed veterinary clinic will be within the existing Nyberg Rivers Shopping Center. Two of the previous tenant spaces we will be occupying were full-service restaurants, which have a significantly greater water & sewer service need than our proposed veterinary clinic. The existing water and sewer service to the building is more than adequate for our use.

The proposed veterinary clinic will be within the existing Nyberg Rivers Shopping

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Center. No changes to the building area or site are proposed, thus there is no impact on the existing Storm system, Grading or Water Quality features. Existing facilities are adequate, and no changes are needed or required.

With no proposed increase in use that requires upgrades to connections or public sanitary sewer or water systems, no Public Works Permit will be required. As there is no external ground disturbance or modification of impervious areas, no Erosion Control or Water Quality Permit will be required.

If you have any questions, please contact me at extension 3035.