Nectar Forest Grove

PROJECT INFORMATION

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CONDITIONAL USE REVIEW FOR RECREATIONAL CANNABIS DISPENSARY.

CONTACT INFORMATION

APPLICANT / ARCHITECT
BAMA ARCHITECTURE AND DESIGN
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ZONING CODE INFORMATION

ZONING: CC (CENTRAL COMMERCIAL)
TOTAL APPROXIMATE SITE AREA: 42,630 SF
BUILDING FOOTPRINT: 2,365 SF
SITE COVERAGE: 6%

SITE INFORMATION
PROPERTY ID: R749578
TAXLOT ID: 1N332CC03800
LEGAL DESCRIPTION: FOREST GROVE, SW 1/4, SECTION 32, T1N, R3W, W.M.

TOTAL LOT AREA: 42,630 SF (0.98 ACRES)

DEVELOPMENT STANDARDS

10.8.115 ON-SITE PEDESTRIAN WALKWAYS

MAXIMUM ALLOWED DISTANCE BETWEEN PARKING AND WALKWAY: 45'
ACTUAL MAXIMUM DISTANCE BETWEEN PARKING AND WALKWAY: 40'

10.8.140 SPECIFIC SITE ACCESS AND CIRCULATION STANDARDS

MINIMUM PERVIOUS SURFACE IN PARKING AREAS: 15%
ACTUAL PERVIOUS SURFACE IN PARKING AREA: 20%

MAXIMUM PARKING AREA: 50% OF SITE
ACTUAL PARKING AREA: 29%

10.8.415 GENERAL STANDARDS

MINIMUM INTERIOR LANDSCAPING IN PARKING AREAS: 8%
ACTUAL INTERIOR LANDSCAPING IN PARKING AREAS: 9%

NOTE: NO SLOPES ON SITE OVER 2%

PARKING

AUTOMOBILE PARKING

STANDARD PARKING STALLS: 12
COMPACT PARKING STALLS: 9
ADA PARKING STALLS: 1

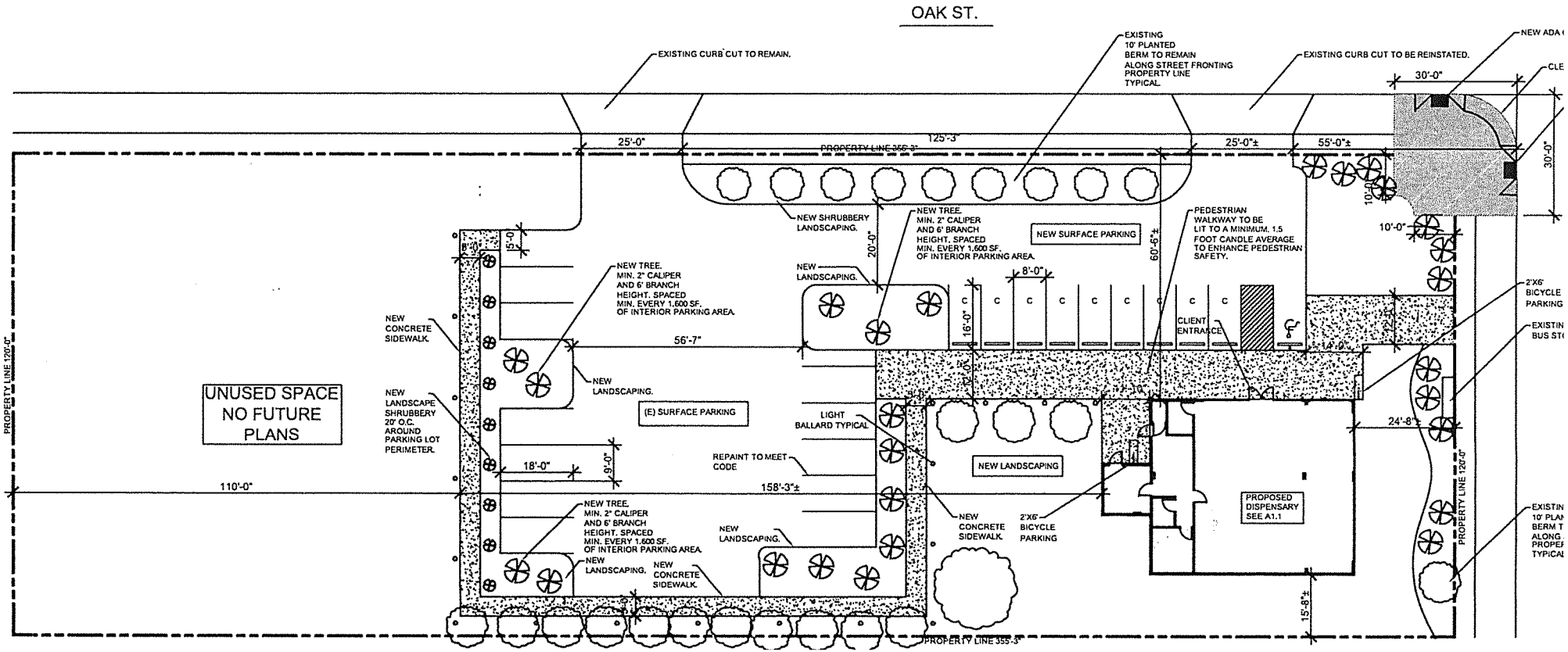
TOTAL PARKING: 22 (EQUAL TO AMOUNT EXISTING)

BICYCLE PARKING

BICYCLE PARKING STALLS: 2

LOADING ZONE

NOT REQUIRED DUE TO NO TRUCK DELIVERIES.

LEGEND

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C	COMPACT PARKING SPACE.
○	GROUND-MOUNTED BOLLARD LIGHT. PEDESTRIAN WALKWAY TO BE LIT TO A MIN 1.5 FOOT CANDLE