

ORDINANCE NO. 587-O

ORDINANCE OF THE CITY OF TROUTDALE AMENDING THE ZONING DISTRICT MAP, ADOPTED BY ORDINANCE NO. 491-0, ADDING A PLANNED DEVELOPMENT OVERLAY DESIGNATION TO TAX LOT 94 SECTION 36 T1N R3E WM

Whereas, the subject site is designated as LDR, low density, by the City's Land Use Plan Map.

Whereas, the subject site is zoned R-10, single family residential, by the City's Zoning District Map.

Whereas, this development proposes single-family detached residential land uses on lots ranging in size from 7,000 to 9650 sq.ft

Whereas, the subject site is 3.20 acres with .32 acres proposed for dedication to the City for park purposes.

Whereas, the development of this site for single-family detached residential dwellings will compliment the adjacent developing residential areas with similar lot sizes. It provides a logical transition into the less intensive open space uses of Sunrise Park.

Whereas, the proposed development can be served with urban level services without increasing the cost of providing services to other city residents.

Whereas, the proposed PD will establish building "envelopes" within appropriate setbacks for each lot.

Whereas, the proposed PD establishes setbacks as follows:

- Front Yard - 15 feet
- Garages - 18 feet
- Side Yard - 7½ feet
- Rear Yards - 15 feet for most lots

Whereas, the site is an abandoned quarry, with steep banks to the north, west and south. Considerable fill and/or grading of this site will be necessary in order to render it developable.

Whereas, an open space area to be developed by the applicant will buffer the PD from SW 21st Street and will provide a transition into Sunrise Park.

Whereas, no increase above the allowable base densities of the R-10 zoning district have been proposed.

Whereas, the proposed PD will use land more efficiently through reduced lot sizes.

Whereas, eight of the thirteen lots comply with the basic solar requirement. Five of the lots will be subject to a protected solar building line.

Whereas, lot sizes in the PD will be under the 10,000 square foot minimum. Lot sizes range from 7,000 to 9,650 square feet. Average lot size is 7,900 square feet.

Whereas, the proposed street names are in general conformance to the City's street naming ordinance.

Whereas, no homeowners association is proposed. After dedication of open space to the City, the developer will install and maintain the landscaping of open space for a period of two years following construction of public streets and utilities.

Whereas, the proposed PD is in compliance with regulations of the Troutdale Development Code.

Whereas, the proposed PD is in compliance with criteria established by the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:


A planned development overlay zoning district (PD) be assigned to Tax Lot 94, Section 35, T1N, R3E, W.M. with the following conditions of approval:

1. That an eight (8) foot utility easement on the front property line of all lots be noted on the face of the final plat.
2. That five (5) foot utility easements on the side and rear lot lines be noted on the face of the final plat.

3. That the front, rear and side yard setbacks be indicated on the face of the final plat.
4. The developer would be responsible for: construction of utilities from the intersection of Sunrise Circle to Troutdale Road; Rough grading of existing access road to Sunrise Park to approximate future street grades; Construction of permanent half-street improvements from intersection of Sunrise Circle to Troutdale Road. The half street improvements would consist of the north curb, north curb return onto Troutdale Road, north sidewalk, 20 foot wide pavement section constructed to County standards at a profile approved by Multnomah County.
5. The park area shall be fully developed/landscaped with an emphasis on native plants and trees as agreeable between the Parks Department and the developer prior to acceptance by the City. This area must be developed prior to issuance of occupancy for any unit in the subdivision. If these improvements cannot be installed because of inclement weather, the developer must post a bond or deposit a sum with the City for the cost of the remaining improvements with the Director of Community Development. The form of such deposit shall be acceptable to the City.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS
28 DAY OF OCTOBER, 1992.

YEA: 5
 NAYS: 0
 ABSTAINED: 0



Sam K. Cox, Mayor

Dated: October 28, 1992

ATTEST:



 Valerie J. Ragliene, CMC
 City Recorder

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