

ORDINANCE NO. 592-O

ORDINANCE OF THE CITY OF TROUTDALE APPROVING A ZONE CHANGE AND PLAN MAP AMENDMENT AND MASTER PLAN MIXED USE (MPMU) INCLUDING EXPANSION OF THE R-10 ZONING, EXPANSION OF THE GENERAL COMMERCIAL ZONING, AND THE ADDITION OF A-2 ZONING TO PORTIONS OF TAX LOT 9 SECTION 26, T1N, R3E, W.M. AND PORTIONS OF THE NW QUARTER OF SECTION 35, T1N, R3E, W.M. AND AMENDING THE ZONING DISTRICT MAP AND PLAN MAP.

WHEREAS, The proposed development can be served with urban level services without increasing the cost of providing services to other city residents; and

WHEREAS, The site has been vacant for many years under the same ownership; and

WHEREAS, The site can be served by extending public utilities from SW Cherry Park Road. All other public utilities, facilities and services are available. The impact created by this proposed use will require payment of system development charges in accordance with applicable City ordinances; and

WHEREAS, The existing site is served by public transportation on S.W. Cherry Park and S.W. 257th Avenue; and

WHEREAS, The proposed use will be reviewed by the Planning Commission and SDRC for compliance with applicable City regulations to ensure compatibility with the existing neighborhood; and

WHEREAS, The proposed use will not result in the use of land creating any public nuisance; and

WHEREAS, The proposal does not violate the goals and policies of the Comprehensive Plan through the sound relationships between the residential, commercial and open space land uses, the coordinated transportation systems, the mix of uses, street and lot layout and the proposal for a public plaza and public open spaces, and extensive citizen involvement; and

WHEREAS, Notice of the public hearing has been provided in accordance with applicable laws; and

WHEREAS, The City of Troutdale may adopt planning and zoning regulations to promote the general welfare and provide for economic development; and

WHEREAS, The City may, from time to time, amend the Comprehensive Land Use Plan Map to more adequately meet the needs of the community as expressed in the Comprehensive Plan text; and

WHEREAS, the Citizens Advisory Committee of the City of Troutdale met on December 1, 1992 to consider these proposed amendments and have forwarded individual concerns and recommendations to the Troutdale Planning Commission and City Council; and

WHEREAS, The Planning Commission conducted a public hearing to consider these amendments on December 16, 1992 and on January 6, 1993; and

WHEREAS, The Planning Commission finds these amendments to be in the public interest; and

WHEREAS, The proposed zoning and MPMU land use plan designation requires the submission of a conceptual development plan to address proper relationships between land uses; and

WHEREAS, The MPMU requires that all concept development plans take relevant factors into consideration upon development of any parcel with a MPMU plan designation; and

WHEREAS, The proposed uses will allow for a mixture of residential land uses as well as centers of employment and retail service; and

WHEREAS, By requiring the submission of a Concept Development Plan the efficiency issues of public services and utility delivery can be addressed for proposed developments in the MPMU area; and

WHEREAS, The submitted plan is not dependent upon the Mt. Hood Parkway, although it acknowledges an alignment supported by the City of Troutdale; and

WHEREAS, The proposed zoning changes, in relationship between the land uses proposed, is not dependent upon the Mt. Hood Parkway being constructed in this location; and

WHEREAS, The proposed plan changes encourage excellence in private development and public services within the constraints of economic reality; and

WHEREAS, Through implementation of the MPMU plan designation, additional layers of control will be added to the development of the property; and

WHEREAS, The proposed plan amendment does not bypass the necessity to address issues specified in the City's Comprehensive Plan and the Troutdale Development Code; and

WHEREAS, The uses proposed by the underlying zoning district classification and the restrictions placed upon development plans within the MPMU area should not allow any use which will be degrading to the air, water or land resource quality; and

WHEREAS, The proposal addresses the proposed Columbia Park's identify and mechanisms to facilitate City ownership of land identified as open space for that purpose, and

WHEREAS, The developer has proposed, in lieu of dedication of open space for a park for this development two option as follows:

- a. Donation of \$50,000 and the exclusion or removal from the proposal of lots identified as the twenty-one lots at the west end of the proposed Columbia Park;
or
- b. Donation of \$80,000 and development of lots identified as the twenty-one lots at the west end of the proposed Columbia Park.

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

THE ZONING DISTRICT MAP AND PLAN MAP BE AMENDED AS SHOWN ON THE ATTACHED EXHIBIT 'A';


AND FURTHER, THAT THE MASTER PLAN MIXED USE PROPOSAL AS SHOWN ON THE ATTACHED EXHIBIT 'B' BE APPROVED WITH THE FOLLOWING CONDITIONS:

1. This approval shall be based on the submitted concept plan which is incorporated as an integral part of this approval process.
2. All proposed roads and existing County roads will be improved to City/County standards by the developer or as approved by the Planning Commission (during a Type III hearing) based upon recommendations from the Director of Public Works for modified design standards..
3. Phases for construction shall be as approved by the Planning Commission ad established by specific site plans and tentative plats.
4. The total number of allowable lots for this development shall be 225 single family lots and 240 multi-family dwellings.
5. The underlying zoning shall dictate the permitted land uses.
6. In the event of non-maintenance of commonly held open areas, the City reserves the right to maintain these areas and assess the individual property owners for the costs incurred by such maintenance.
7. Street trees will be provided by the City in accordance with the City's Street Tree Ordinance. The cost of these trees shall be paid to the City by the developer at the time of approval of each phase of the subdivision.

8. Amenities approved as a part of the concept plan shall be constructed at the time of construction of the phase of development in which the amenity is located.
9. The specific site plans (tentative plat) submitted for phased development shall be reviewed by the Planning Commission (Type III approval process). Compatibility with previous phases of this development may be required through extension of similar facilities as required by the Planning Commission.
10. Access to the Preas Addition must be maintained with a public right-of-way.
11. A traffic circle shall be installed to reduce traffic speed on SW Sturges Drive (location as shown on plan). The design of this traffic control device shall be as approved by the directors of Public Works and Community Development.
12. The developer shall file a deed restriction agreeing to participate in the cost of installation of additional traffic control devices (including signalization) if and when such devices are warranted by the County Engineer. These costs shall be those directly attributable to the need generated by this development.
13. The stub at Sturges Drive will be developed as a greenway/open space until such time as the street is extended and connected to the eastern portion of Sturges Drive.
14. The City Council accepts the developer's donation of \$50,000 towards future park acquisition. The 4.52 acres, requested for rezoning to R-7 for construction of twenty-one lots, will remain open space. The total R-7 acreage will be reduced to 10.27 acres.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS
9th DAY OF FEBRUARY, 1993.

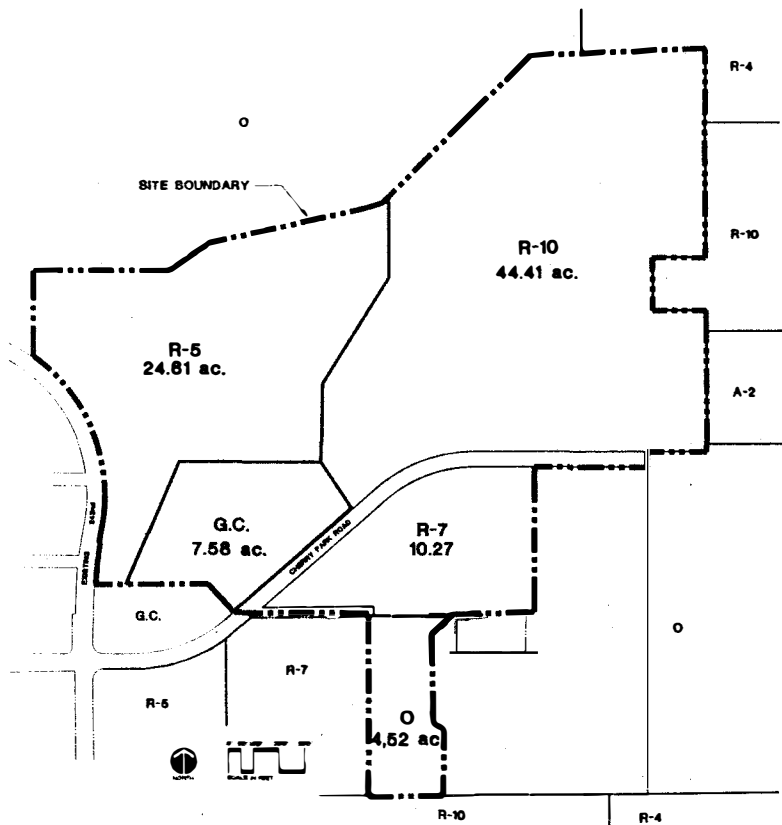
YEA: 6
NAYS: 0
ABSTAINED: 0


Gene Bui, Mayor
Dated: February 9, 1993

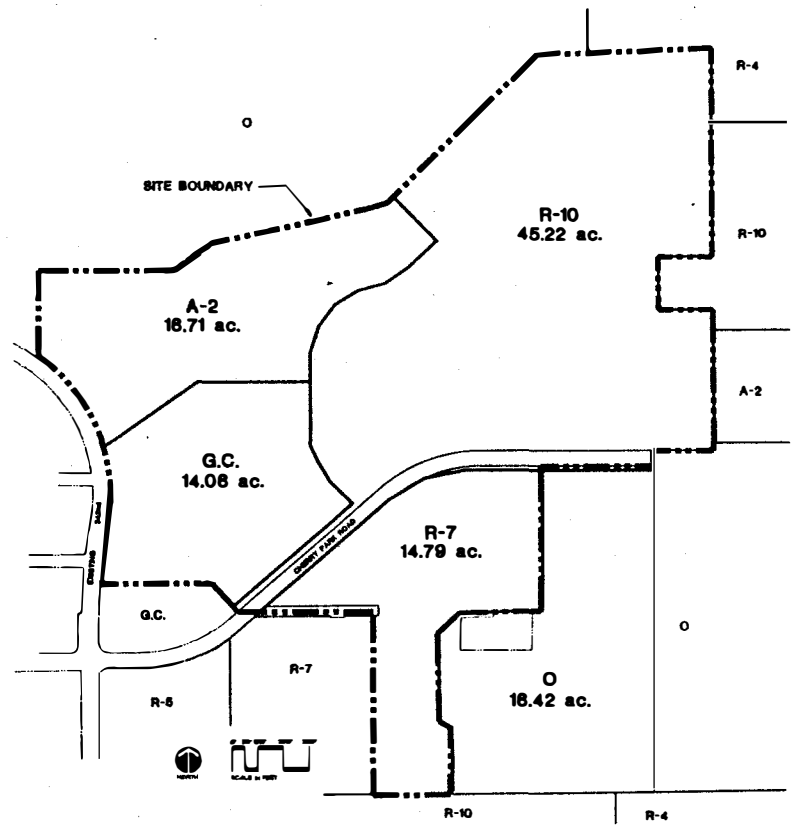
ATTEST:


Valerie J. Raglione, CMC
City Recorder

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CURRENT ZONING

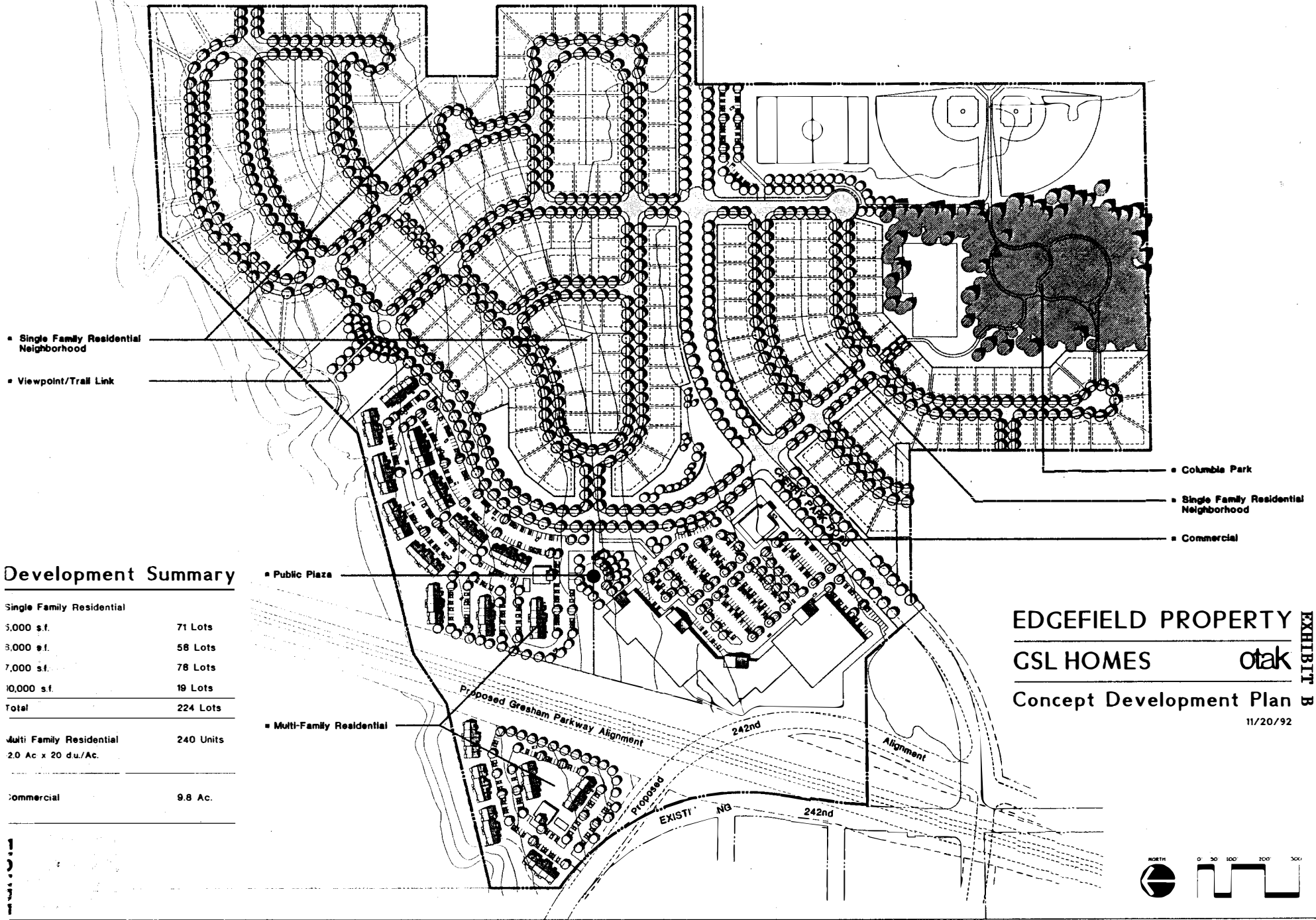


PROPOSED ZONING

EDGEFIELD PROPERTY
 GSL HOMES otak
 Zoning Map 11/20/92

EXHIBIT A

FIGURE 3



- Single Family Residential Neighborhood
- Viewpoint/Trail Link

- Columbe Park
- Single Family Residential Neighborhood
- Commercial

Development Summary

Single Family Residential	
5,000 s.f.	71 Lots
3,000 s.f.	58 Lots
7,000 s.f.	78 Lots
10,000 s.f.	19 Lots
Total	224 Lots
Multi Family Residential	
240 Units	2.0 Ac x 20 du./Ac.
Commercial	
9.8 Ac.	

- Public Plaza
- Multi-Family Residential

EDGEFIELD PROPERTY
 GSL HOMES otak
 Concept Development Plan
 11/20/92

