ORDINANCE NO. 637

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AN ORDINANCE AMENDING THE COMPREHENSIVE LAND USE PLAN MAP AND THE ZONING DISTRICT MAP AND ASSIGNING A PLAN MAP DESIGNATION AND ZONING DISTRICT MAP DESIGNATION TO TAX LOT 6900, SECTION 01 T1S R3E WM (R993010020) ANNEXED TOTHE CITY OF TROUTDALE.

WHEREAS, The Troutdale CAC met on October 26, 1995 and recommended that low density residential, LDR, is the appropriate Plan Map designation for this parcel. The CAC further determined that R-7, single family residential zoning, was the most appropriate Zoning District Map designation for this parcel. Major reasons included the size and shape of the parcel, the need for division of land into reasonably sized and shaped lots more typical of single family dwellings, the location adjacent to other R-7 zoned parcels, the affordability of lots, the need to maintain an appropriate housing mix, and compatibility with other residential development in the SE quadrant of the city.

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- WHEREAS, The Planning Commission held a public hearing on November 15, 1995 and reviewed the request for approval of a Plan Map designation of LDR, low density residential and a Zoning District Map designation of R-7, single family residential, for a 4.84 acre parcel and forwarded a recommendation for approval.
- WHEREAS, the City Council held public hearings on December 12, 1995 and January 9, 1996 and reviewed the request for assignment of Plan Map and Zoning District Map designations.
- WHEREAS, the City Council adopted the following findings of fact:
- 1. The subject site is located on the south edge of SE Sweetbriar Road, east of Troutdale Road and north of Strebin Road. The site is 4.84 acres.
- 25 2. The applicant desires assignment of a Plan Map designation of LDR, low density residential.
- The applicant is requesting a Zoning Map Designation of R7 or R10.
- 4. Annexation of the parcel to the City of Troutdale was approved by the Boundary Commission on August 24, 1995.
- 5. The Boundary Commission found that an LDR plan designation is the most compatible designation to the County's Suburban Residential (SR) plan designation.
- 32 6. The LDR Plan designation allows for either R7 (7000 sq.ft) or R10 (10000 sq.ft.) lots.

- The City of Troutdale adopted comprehensive planning documents in 1978 and completed its periodic review process in 1993. A revised <u>Final Review Order</u> was submitted to DLCD in December 1993 and was accepted by DLCD in 1994. Ordinances and regulations were amended based upon draft comments from DLCD and the revised order summarized all changes made. The City's Plan documents and land use regulations have been adopted by the City and addressed all issues raised by DLCD and other objectors.
- 8. Notices of this request and the CAC meeting were published. Notices of proposed public hearings were mailed to all affected property owners within 250' feet of this site in accordance with applicable laws. Notice of the proposed hearings, maps, and a form requesting comments were mailed to all affected governmental agencies.
- 12 9. The parcel was identified as suitable for urban development by both Multnomah County and the City of Troutdale in the Urban Planning Area Agreement.
- 10. Low density residential is the least intensive land use designation and permitted activities will not significantly deteriorate the existing high quality of the air, water, and land resources. There are no natural disaster or hazards identified within the boundaries of this parcel.
- Residential areas are designed to offer a wide variety of housing types in locations best suited to each type and developed in a way which will not create environmental degradation. There is a wide variety of housing types on lots of various sizes throughout the City. Housing has been provided to serve a wide range of needs. The proposed plan/zone change will not significantly affect the overall housing mix within Troutdale.
- The City's inventory as of October 1995 lists 54.56 buildable acres of vacant land zoned R-10 Single Family Residential which is estimated to provide 229 dwelling units at a 10,000 sq. ft. per dwelling unit average. Assigning an R-10 designation will increase the net buildable R-10 acres to 59.4 acres with a potential increase of approximately 16 dwellings, or 245 R-10 dwelling units. There is a limited amount of R-10 land available when compared to other single-family zoning districts.
- The addition of this parcel does not affect the City's ability to provide public facilities and services.
- The amendment will not interfere with the livability, development or value of other land in the vicinity of site-specific proposals when weighed against the public interest in granting the proposed amendment.
- The amendment will increase the amount of land available for single family residential property within the City. This increase will not have a major affect on the total number of dwelling units, is not detrimental to the general interests of the community, and does not decrease the density mandated by state law.

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The proposed zoning is compatible with property similarly situated or is complementary 16. 1 to existing properties. 2 NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF 3 TROUTDALE THAT: The Comprehensive Land Use Plan Map be amended and a Map designation of 5 **Section 1:** LDR be assigned to Tax Lot 6900, Section 01 T1S R3E WM 6 7 **Section 2:** The Zoning District Map be amended and a Map designation of R-10, singlefamily residential, be assigned to Tax Lot 6900, Section 01 T1S R3E WM 8 YEA: 9 NAY: 10 **ABSTAIN:** 11 12 13 Dated: 14 tinez, City Recorder 15 Adopted: /-9-96 16