

RESOLUTION NO. 553-R

A RESOLUTION AMENDING THE TROUTDALE OFFICIAL ZONING MAP DESIGNATING TAX LOT 24, SECTION 36, T1N, R3E, W.M. A R-7 PLANNED DEVELOPMENT DISTRICT.

WHEREAS, Pursuant to Section 12.050 of the Troutdale Zoning Ordinance a public hearing was held on June 26, 1984 at which the Common Council considered a "R-7 Planned Development" district designation, and

WHEREAS, the combined R-7 development district sets forth designation procedures and evaluation criteria and conditions for the review and consideration of the Preliminary Plan and Program for Planned Development proposals, and

WHEREAS, Pursuant to these procedures and criteria as prescribed by Section 10.031 of the Troutdale Zoning Ordinance the request has been considered by the Planning Commission at an advertised public hearing, and

WHEREAS, the City Council and Planning Commission find pursuant to Exhibit "B" that the request is in conformance with the Comprehensive Plan and Zoning Ordinance and is in the public interest,

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

Tax Lot 24, Section 35, T1N, R3E, W.M. is hereby designated a R-7 Planned Development District subject to the following conditions.

1. The preliminary plan and program is approved in concept only, i.e., single-family detached lots shall not be less than 6,000 square feet in area and shall be served by streets, sanitary sewer, storm sewer and water facilities and open space to City standards.
2. The provision of open space shall be in a manner, amount and location acceptable to the City and will be required prior to the approval of the General Plan and Program of the second phase.
3. A General Plan and Program shall be reviewed by the Planning Commission for Phase I. The plan shall closely approximate the first phase of development as depicted by the Preliminary Plan and Program (Lots 1-10, Block 1 and Lots 43-54 of Block 2). Subsequently, a General Plan and Program for the remaining portion of the site (Phase II & III) shall be reviewed by the Planning Commission no later than July 1, 1988. The General Plan and Program for the remaining portion of the site shall resolve sanitary sewer, storm sewer, open space, slope and street alignment concerns as have been identified in this staff report.

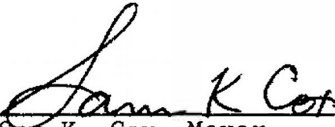
4. The developer will be required to pay a General Plan and Program application fee and all other appropriate fees prior to the Planning Commission review of the General Plan and Program for each phase of the development.
5. System looping to the north and from the south via S.W. Laura Street will be required. Extension of water service from one of the cul-de-sacs, as designated by the City Engineer, to the Obrist Park site will be required.
6. Meters shall be installed to City specifications.
7. Oversizing of waterline to service future Obrist Park may be required.
8. If the developer opts for drainage to the northeast or east as indicated in his submission materials, developer shall secure appropriate easements for the system through affected private property, and access rights for City crews to maintain the system - for the duration that either parcel remains vacant. The developer shall also commit to future alterations or relocation costs, if the Spice Mountain or Corbeth II Phase II parcels are subsequently developed in a different manner to that currently approved.
9. Dry wells which can be connected to future City storm sewer systems are acceptable. Intergration mechanics and financial participation shall be resolved between the developers and the City prior to approval of the General Plan and Program for the second phase.
10. Along 257th Drive dedicate twenty (20) feet of right-of-way with twenty (20) foot radius corners at the intersection of 26th Street.
11. Designate a "non-access reservation" strip on all lots along 257th Drive, with the driveways for the abutting lots to be located as far as possible from the intersection.
12. Street improvements along 257th Drive shall be constructed to County standards.
13. Street lighting facilities for the entire subdivision shall be constructed to City standards and approved by the Multnomah County Lighting District.
14. 26th Street shall be developed to City standards.
15. The removal of existing trees on the site beyond the forty (40) percent allowable limit, shall be subject to City approval.

16. For lots exhibiting an average slope of 15% or more for the buildable area, minimum lot size requirements and site preparation standards of the Hillside Physical Constraint District shall apply.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 10TH
DAY OF JULY, 1984.

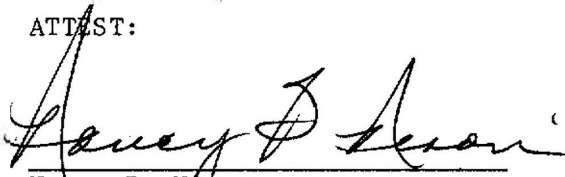
YEAS 5

NAYS 0



Sam K. Cox, Mayor
Date Signed 7-12-84

ATTEST:



Nancy B. Nixon
Finance Director/City Recorder