

RESOLUTION NO. 884-R

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE PLAN AND PROGRAM FOR 248 UNIT PLANNED DEVELOPMENT LOCATED ON TAX LOTS 145 & 151, SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST, WM.

WHEREAS, the Planning Commission met on February 12, 1991 and conducted a public hearing to review a request for approval of a 248-unit planned development, and

WHEREAS, the parcel under consideration is planned for MDR, medium density residential, by the City of Troutdale's Comprehensive Land Use Plan Map, and

WHEREAS, this property contains both R-4 (15.6 acres attached residential) and R-5 (12.6 acres single family residential detached) zoning, and

WHEREAS, the applicant has requested approval for an alternative housing type under the planned development overlay zoning process, and

WHEREAS, the PD overlay zone can be applied in any zoning district within the City of Troutdale, and

WHEREAS, the Development Code would allow for an increase of up to 25% in density through utilization of the PD process. The applicant has not requested additional density and is proposing to stay within the density limits of the underlying zoning district classification, and

WHEREAS, the City of Troutdale has adequate public facilities and services to adequately serve this development at the densities proposed, and

WHEREAS, this development, as proposed, has been found to be in compliance with the goals and objectives of the Comprehensive Plan, and

WHEREAS, the applicant proposes 69% of the site to remain in privately owned and maintained open space, and

WHEREAS, this application is for Tentative Plan and Program approval for a planned development, and

WHEREAS, the Development Code requires that a Tentative Plan and Program be forwarded to the City Council for action after a public hearing and recommendation by the Planning Commission, and

WHEREAS, a General Plan and Program must be approved by the City Council after a recommendation by the Planning Commission following a public hearing in order for any planned development to be approved officially by the City of Troutdale.

WHEREAS, the Planning Commission has attached reasonable conditions to make this PD compatible with adjacent surrounding land uses, and

WHEREAS, a public hearing has been conducted before the Planning Commission of the City of Troutdale in accordance with the City's Development Code for a Type IV process -Tentative Plan and Program approval for a planned development, and

WHEREAS, the Planning Commission has recommended approval of the Tentative Plan and Program,

NOW, THEREFORE BE IT RESOLVED THAT:

The Tentative Plat and Program for development of 248 unit planned development, referenced as Case File No. 91-039 PD, be approved with the following conditions:

1. The additional site analysis information be provided to the Planning Commission in regard to open space/landscaping vs. impervious surface in the General Plan and Program.
2. That additional staging information be provided to the Planning Commission in the General Plan and Program.
3. The General Plan and Program shall incorporate pedestrian access to Helen Althaus Park. Such improvements will not include any off-site improvements.
4. Access to 257th Avenue shall be mandatory. This shall include a mandatory median cut. This entrance shall be signed on 257th Avenue "No U-Turn, Left Turn Only" and exit from the project to 257th Avenue shall be signed "Right Turn Only" in absence of full signalization.
5. All existing and future assessments, accrued interest and other charges must be paid on schedule.
6. The number of units constructed in Phase I shall not exceed 160 units or 10.25 units of density per acre. The number of units constructed in Phase II shall not exceed 88 units or 6.9 units per acre.
7. Specific landscaping plans, screening, fencing, etc., will be indicated on the General Plan and Program.

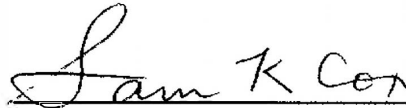
8. A preliminary grading plan shall accompany the General Plan and Program submittal.
9. In conjunction with the construction of Phase I, access shall be provided to Cherry Park Road for a second entrance/exit for the project.
10. At the time of the development of the commercial property opposite this project, the two property owners in question will enter into a joint agreement for construction of a traffic light if it is deemed necessary by the County Traffic Engineers and/or the Troutdale City Council.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS
12TH DAY OF MARCH, 1991.

YEA: 4

NAY: 0

ABSTAIN:



Sam K. Cox, Mayor

Date Signed: March 15, 1991

ATTEST:



Valerie J. Raglione, CMC
City Recorder