

RESOLUTION NO. P.C. 70-85

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF THE DALLES APPROVING THE TENTATIVE PLAN
RESUBMISSION FOR OAK KNOLL PLANNED UNIT DEVELOP-
MENT, LOCATED ON E. 19TH STREET, IN THE R-1
ZONING DISTRICT.

I. Recitals.

- (A) The Planning Commission of the City of The Dalles has heretofore, on February 21, 1985, conducted a Public Hearing to consider a Tentative Plan of Oak Knoll Planned Unit Development Phase I, relating to the following described property:

Southwest corner of Tax Lot 3400, Assessor's Map
No. 1N-13-11BA.

- (B) Said property is located in the R-1 (Single Family Residential) Zoning District.
- (C) Said R-1 Zoning District standards allow planned unit developments, for residential uses only, provided they are at least one acre in area.
- (D) The applicant (Duffy Construction Company) requests approval of a Tentative Plan of a development consisting of five single family residential units on 1.0087 acres of land.
- (E) Section 5 (4) (D) of Ordinance No. 937 (Subdivision) requires that Planning Commission study and review the Tentative Plan and to make specific determinations.

II. RESOLUTION: Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part "I" of this Resolution.
- B. The application requesting approval of the Tentative Plan of Oak Knoll Planned Unit Development is hereby approved for the following reasons:
- (1) There are special physical considerations which the proposal will satisfy to warrant a departure from the standard regulation requirements.
- a. The development will retain, where possible, all existing mature trees.
- b. The natural landscape, bluffs and rock outcroppings will be maintained.

c. The clustering of units will result in enlarging the common open space.

d. The structures will be designed to be harmonious with the natural terrain.

(2) The development will not be inconsistent with the Comprehensive Plan or the zoning objectives of the City.

a. The Comprehensive Plan recommends urban residential uses for this site.

b. The Comprehensive Plan Open Space element addresses maintaining the scenic community atmosphere along areas of special concern (i.e. bluffs).

c. The Comprehensive Plan Housing Element states that housing should be encouraged which allows for flexibility of location, type and density. It further states, as a policy, that the City should encourage higher density, single family residential within planned unit developments. This project complies with the implementing measures of the housing element (p. 108).

d. The City Zoning Ordinance Section 7.2, R-1 Single Family Residential District allows, as permitted uses, Planned Unit Developments for single family attached (townhouse) dwelling units with a density not to exceed ten dwelling units per acre.

(3) The Plan will be completed within a reasonable period of time.

(4) The area around the development can be planned to be in substantial harmony with the proposed plan.

a. The area located to the east of the proposal is Oak Knoll Planned Unit Development common area.

b. The area to the direct south is developed as a City reservoir.

c. Areas located to the north and west of the project have either been developed as single family residential or are planned to be developed as single family residential.

(5) The streets are adequate for the anticipated traffic and the development will not overload the streets outside the planned area.

a. East 19th Street, which provides access to the subject site, is developed to City standards.

(6) The proposed utility and drainage facilities are adequate for the projected densities and type of development proposed.

(7) The developer has satisfactorily justified that this project will be economically feasible (testimony that the five units will be pre sold).

C. The Planning Commission approves the Tentative Plan of the Oak Knoll Planned Unit Development, subject to the following conditions:

1. The final landscaping plan shall be submitted to the City Planning Director for approval prior to the issuance of a building permit. This plan shall indicate plant and tree sizes, location, and specie. All mature trees will be retained where possible.
2. Increase access driveway from approximately $18\frac{1}{2}$ feet in width to at least 20 feet (for fire access).
3. Move the planned fire hydrant location 190.6 feet to the east along the north side of E. 19th St.
4. Completion of a sidewalk.
5. Review and approval of articles of incorporation, by-laws, and covenants by City Attorney.
6. Payment of E. 19th St. lien.

D. The Secretary of the Commission shall (a) certify to the adoption of the Resolution and (b) forthwith transmit a copy of the said Resolution to the City Council of the City of The Dalles.

ADOPTED AND APPROVED THIS 7th DAY OF March , 1985.



CHAIRMAN, PLANNING COMMISSION

I, Jack Lesch, Secretary to the Planning Commission of the City of The Dalles, do hereby certify that the foregoing Resolution was passed at a Regular Meeting of the Planning Commission of the City of The Dalles, held on the 7th day of March , 1985.

AYES: COMMISSIONERS: Byrne, Northrop, Donnell, Hawkins, Zukin.

NOES: COMMISSIONERS: none.

ABSENT: COMMISSIONERS: O'Herron, Walker.

ABSTAIN: COMMISSIONERS: none.

ATTEST: 

Secretary, Planning Commission