


**TO:** Aaron Panko, Planner III  
Community Development Department

**FROM:** Glenn J. Davis, PE, CFM, Chief Development Engineer   
Public Works Department

**DATE:** December 28, 2020

**SUBJECT:** **PUBLIC WORKS RECOMMENDATIONS**  
**CPC-ZC-PUD-SUB-ADJ19-08 MOD1 (20-117240-LD)**  
**255 CORDON ROAD NE**  
**EAST PARK SUBDIVISION MODIFICATION**

## **PROPOSAL**

A modification to a previously approved phased Subdivision (Case No. CPC-ZC-PUD-SUB-ADJ19-08), resulting in an adjustment to the northwestern property boundary, for property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential) and CR (Retail Commercial), and located at 255 Cordon Road NE, 4800-4900 block of State Street and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300 and 00400 and 072W29C / 00100, 00101, 00199, 00200, 00300 and 00400).

## **RECOMMENDED CONDITIONS OF MODIFICATION APPROVAL**

Public Works staff does not recommend any modifications to the conditions of approval of CPC-ZC-PUD-SUB-ADJ19-08 applicable to public works infrastructure.

## **CRITERIA AND FINDINGS**

SRC 205.070(d) indicates the criteria that must be found to exist before an affirmative decision can be made. The applicable criteria and the corresponding findings are as follows:

**SRC 205.070(d)(1)—The proposed modification is not substantially inconsistent with the conditions of the original approval:**

**Finding**—The proposed modification includes a minor property line adjustment that is not substantially inconsistent with the conditions of the original approval. The original plan showed Ruby Avenue NE terminating without a turnaround. The modification

proposes that a new turnaround on Ruby Avenue NE and an original turnaround on Maroon Court NE both be constructed with a radius that is smaller than the standard for Local streets. The standard radius is selected primarily for ease of street sweeping around the cul-de-sac, and a larger cul-de-sac in these circumstances would negatively affect an existing wetland area. This physical constraint meets the criteria for alternative street standards under SRC 803.065(a)(1). The conditions of the original approval are unchanged with the modifications.

**SRC 205.070(d)(2)—The proposed modification will not result in significant changes to the physical appearance of the development, the use of the site, and the impacts on surrounding properties:**

**Finding**—The proposed modification merely includes minor adjustments to the property boundary, minor clarifications to two street turnarounds, and a minor change to the phase boundaries. The proposed modification does not change the physical appearance of the development, the use of the site, or the impacts on surrounding properties.

**SRC 205.015(d)(3)—Each phase is substantially and functionally self-contained and self-sustaining with regard to required public improvements.**

**Finding**—City infrastructure is available to serve individual phases in a way that is functionally self-contained and self-sustaining no differently than for the original application.

**SRC 205.015(d)(4)—Each phase is designed in such a manner that all phases support the infrastructure requirements for the phased subdivision as a whole**

**Finding**—The infrastructure requirements for the subdivision modification are unchanged from the original decision. The improvements constructed in each phase will be constructed in such a manner that provides sufficient capacity to serve later phases.

**SRC 205.015(e)—** *Modification pursuant to final plat approval.* If the approval of a final plat for a phase of a phased subdivision requires the change of a boundary of a subsequent phase, or a change to the conditions of approval, the tentative phased subdivision plan shall be modified prior to approval of the final plat.

**Finding**—No change is proposed to the phase boundaries or conditions from the original approval. City infrastructure is available to serve individual phases in a way that is functionally self-contained and self-sustaining no differently than for the original application. The infrastructure requirements for the subdivision modification are unchanged from the original decision. The improvements constructed in each phase will be constructed in such a manner that provides sufficient capacity to serve later phases.

cc: File