


TO: Aaron Panko, Planner III
Community Development Department

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

DATE: August 26, 2021

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
CPC-ZC-PUD-SUB-ADJ19-08 MOD2 (21-107584-LD)
255 CORDON ROAD NE
EAST PARK SUBDIVISION MODIFICATION

PROPOSAL

A second modification to a previously approved phased Subdivision (Case No. CPC-ZC-PUD-SUB-ADJ19-08), resulting in an adjustment to the southwestern property boundary and a change to the phasing schedule for the subdivision, 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

1. Conditions of approval from CPC-ZC-PUD-SUB-ADJ19-08 MOD 2 shall be modified as follows:
 - a. The following requirements apply as a condition of development for Phase 2:
 - i. Construct a 12-inch water main in Auburn Road NE to the west property line pursuant to PWDS.
 - ii. Construct a traffic signal at the intersection of Auburn Road NE and Cordon Road NE, and an eastbound-to-southbound right-turn lane, as specified by the TIA and as approved by Marion County Public Works. Convey additional right-of-way to accommodate the improvement, if needed.

- iii. Convey land for dedication of right-of-way to equal a half-width of 30 feet from centerline along the Phase 2A and Phase 2B frontages of Auburn Road NE.
 - iv. Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 2A and Phase 2B frontages of Auburn Road NE to the western boundary of the subject property.
 - v. Construct Greencrest Street NE within Phases 2 and 2A to Collector B standards.
 - vi. Construct westbound-to-southbound and eastbound-to-northbound left-turn lanes at the intersection of (future) Greencrest Street NE and Auburn Road NE, as specified in the TIA. Convey additional right-of-way to accommodate the improvement, if needed.
- b. Phase 2A conditions shall be added as follows:
- i. Condition 29 (Auburn water main) shall be required as a condition of Phase 2A.
 - ii. Condition 32 shall be required as a condition of Phase 2A and shall be modified to read: "Convey land for dedication of right-of-way to equal a half-width of 30 feet from centerline along the Phase 2A and Phase 2B frontages of Auburn Road NE."
 - iii. Condition 33 shall be required as a condition of Phase 2A and shall be modified to read: "Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 2A and Phase 2B frontages of Auburn Road NE to the western boundary of the subject property."
 - iv. An additional requirement shall apply as a condition of Phase 2A as follows: "Construct Greencrest Street NE within Phase 2A to Collector B street standards."
 - v. Condition 35 (left-turn lanes) shall be required as a condition of Phase 2A.
- c. Phase 3 and 4 conditions shall be modified as follows:
- i. An additional requirement shall apply as a condition of Phase 3 as follows: "Construct a 12-inch water main in State Street from the west line of Phase 3 to Cordon Road."
 - ii. Eliminate Condition 39.

- iii. Condition 41 shall be required as a condition of Phase 3 and shall be modified to read, "Convey land for dedication of right-of-way to equal 48 feet from centerline along the Phase 3 and Phase 4 frontages of State Street."
 - iv. Condition 43 shall be required as a condition of Phase 4 and shall read, "Construct a minimum 46-foot-wide three-quarter-street improvement along the Phase 3 and Phase 4 frontages of State Street."
- d. Phase 5 conditions shall be modified as follows:
- i. Eliminate conditions 45, 48, and 49.
- e. No changes are recommended to Phase 6 conditions of approval.

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 merely changes the phasing for the development without changing the overall infrastructure design. The conditions of approval are unchanged as a whole, but have been modified to reflect the change in phase boundaries.

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 changes the phasing for the development without changing 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—The conditions of approval have been modified slightly to reflect changes in the phasing plan. The applicant has proposed that Phases 2, 2A, and 2B could be completed in any sequence; therefore, many of the conditions of approval for those phases are duplicated to allow for different phasing sequences. Conditions 32 through 35 now apply to Phase 2A, where in the original decision they applied to Phase 2 only.

Conditions 39, 41, and 43 are modified to reflect a change to the Phase 3 and Phase 4 boundaries. Conditions 45, 48, and 49 are eliminated and added to the conditions for Phases 3 and 4 because Phase 5 no longer has frontage along State Street. 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 as a whole 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—Conditions of approval have been modified to accommodate for changes proposed to the phase boundaries. No further modifications should be needed.

cc: File