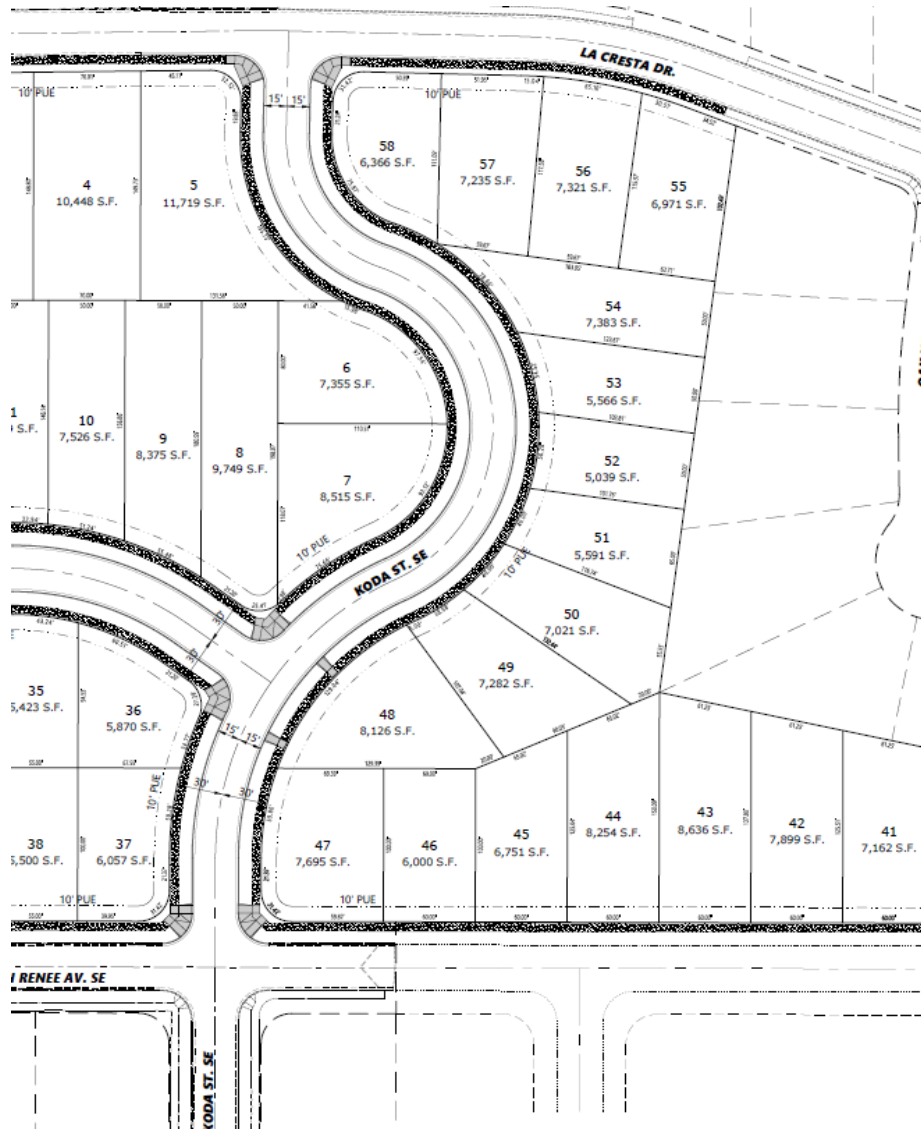


Oak Grove Subdivision

Adjustment Class-2 Application
Section 803.030 (Street Spacing)

Proposal:

Per 803.030(a), block length shall be a maximum of 600 feet between street centerlines. The propose block consisting of Lots 47-58 exceeds 600 feet in length. Therefore, an adjustment to block length has been requested.



Adjustment Criteria-SRC 250.005(d)(2) Criteria

(A) The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or**
- (ii) Equally or better met by the proposed development.**

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant's Reasons:

- (A) The length of the blocks was taken into consideration at the time of design layout. There are more than enough street connections within the proposed development, therefore, block lengths are in compliance with code.

Blocks shall be a maximum of 600 feet between street centerlines. The length of the blocks was taken into consideration at the time of design layout. There are more than enough street connections within the proposed development.

Due to existing development to the east, additional vehicle and/or pedestrian connections cannot be made. Therefore, the block with Lots 47 through 58 exceeds the maximum 600-foot block length allowed.

In order to break the block lengths up, street connections have been provided to adjacent properties as well as efficient circulation within the subdivision.

As shown on the site plan, the proposed subdivision provides a safe and efficient circulation pattern throughout the development for vehicles and pedestrians, therefore, the proposed is equally or better met.

- (B) The applicant is requesting an adjustment to Section 803.030(a), block length. Due to existing development to the east, additional vehicle and/or pedestrian connections cannot be made. Therefore, meeting this standard is not feasible due to required street connections.

The purpose of this requirement is to help provide safe and efficient vehicle and pedestrian circulation throughout the development. As stated above, there are more than adequate street connections and sidewalks provided that provided safe and efficient circulation. Therefore, the proposed adjustment equally or better meets the standard.

The subject property is zoned RA and is located in a residential area. The properties to the north, east, west, and south are all zoned RA and RS.

The RA zone allows for this property to be subdivided and provided needed housing as defined under in the ORS. The development provides street connections to the north, west, and south onto the existing street system to help enhance circulation throughout

the neighborhood. Therefore, this proposal will enhance, not detract from the livability or appearance of the residential area.

The proposal will have little to no impact on the surrounding neighborhood.

Any conditions placed on the subdivision will require Code compliance, which will help ensure minimal to no impacts on the neighborhood.

- (C) The proposed adjustment will not affect surrounding existing or proposed development.