

TO: Aaron Panko, Planner III
Community Development Department

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

DATE: July 19, 2022

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
CPC-ZC-PUD-SUB-ADJ19-08MOD3 (22-111267)
255 CORDON ROAD NE
EAST PARK MODIFICATION**



PROPOSAL

A third modification to a previously approved phased Planned Unit Development and Subdivision (Case No. CPC-ZC-PUD-SUB-ADJ19-08, CPC-ZC-PUD-SUB-ADJ19-08MOD1, and CPC-ZC-PUD-SUB-ADJ19-08MOD2), resulting in 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

Staff recommend the following changes to the conditions of approval:

- Condition 31 is revised to read:

Condition 31 [Phase 2]: ~~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.~~ **Construct an eastbound-to-southbound right-turn lane at the intersection of Auburn Road NE and Cordon Road NE as specified by the TIA and as approved by Marion County Public Works. Convey additional right-of-way to accommodate the improvement, if needed.**

- Condition 34 is revised to read:

~~Condition 34 [Phase 2]: Construct Greencrest Street NE within Phases 2 and 2A to Collector B standards.~~ **Construct Greencrest Street NE to Collector B standards from Auburn Road NE to State Street. Construct eastbound-to-northbound and westbound-to-southbound left turn lanes at the intersection of Greencrest Street NE and State Street, as specified in the TIA.**

- Conditions 42 and 43 are removed as Greencrest Street NE and the necessary turn lanes will be entirely constructed with Phase 1 and 2.

~~Condition 42 [Phase 3]: Construct Greencrest Street NE to State Street to Collector B standards.~~

~~Condition 43 [Phase 3]: Construct eastbound-to-northbound and westbound-to-southbound left turn lanes at the intersection of (future) Greencrest Street NE and State Street, as specified in the TIA.~~

- An additional condition is added to read:

Phase 4:

Construct a traffic signal at the intersection of Auburn Road NE and Cordon Road NE as specified by the TIA and as approved by Marion County Public Works. Convey additional right-of-way to accommodate the improvement, if needed.

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) and SRC 210.035(b)(4)(A) — The proposed modification does not substantially change the original approval:

Finding—As part of the application package, the applicant submitted a Traffic Impact Phasing Analysis which evaluated construction timing of the traffic signal at the intersection of Auburn Road NE and Cordon Road NE and other street improvements required within the development. The proposed modification will not substantially alter the conditions of the original approval; the modification changes the timing of conditions but does not modify the improvements required. Based on the Traffic Impact Phasing Analysis, staff recommends conditions be revised as listed above. The revised conditions substantially conform to the original conditions of approval.

SRC 205.070(d)(2) and SRC 210.035(b)(4)(A)—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 includes a change in phase boundaries and timing of construction of certain improvements. The proposed modification does not result in significant changes to 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 each parcel in a way that is functionally self-contained and self-sustaining no differently than for the original application.

Prepared by: Laurel Christian, Program Coordinator
cc: File