

**NOTICE OF DECISION**

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
FAX: 503-588-6005



*Si necesita ayuda para comprender esta información, por favor llame  
503-588-6173*

**PLANNING ADMINISTRATOR DECISION FOR MODIFICATION  
OF TENTATIVE SUBDIVISION PLAN**

**CASE NO.:** CPC-ZC-PUD-SUB-ADJ19-08MOD2  
**AMANDA NO.:** 21-107584-LD  
**DATE OF DECISION:** August 27, 2021  
**PROPERTY LOCATION:** 255 Cordon Road NE, 4800-4900 Block of State Street, and 4700-4800 Block of Auburn Road NE  
**APPLICANT:** East Park LLC, Kiril Ivanov  
**AGENT:** Multi-Tech Engineering, Inc., Brandie Dalton

**REQUEST**

Summary: A second modification to the East Park Estates Planned Unit Development Subdivision resulting in an adjustment to the southwestern property boundary and a change to the phasing schedule for the subdivision.

Request: A second modification to a previously approved phased Planned Unit Development and Subdivision (Case No. CPC-ZC-PUD-SUB-ADJ19-08 and CPC-ZC-PUD-SUB-ADJ19-08MOD1), 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).

**DECISION**

The requested modification of the tentative phased subdivision plan is **APPROVED** subject to the applicable standards of the Salem Revised Code, the findings contained herein, and the findings and conditions adopted in this decision.

**Condition 1:** Street improvements along Greencrest Street NE shall include an area for future transit stops in locations consistent with PWDS.

**Condition 2:** Prior to recording of the final plat for Phase 3 of the subdivision, the applicant shall provide evidence that Marion County PLA Case No. 21-024 and 21-047 have been recorded.

**Condition 3:** Conditions of approval from the original subdivision (CPC-ZC-PUD-SUB-ADJ19-08) shall be modified as follows:

All phases:

- Condition 11: Construct all internal private streets with property line sidewalks with minimum 4-foot landscape strip to accommodate street trees.
- Condition 12: Provide access and utility easements (to be shown on the plat) for all private streets and public utilities located within private streets pursuant to PWDS.
- Condition 13: Provide a 10-foot public utility easement along the street frontage of all internal streets.
- Condition 14: Extend City infrastructure to adjacent parcels pursuant to PWDS.
- Condition 15: Construct water, stormwater, and sewer systems to serve each lot.
- Condition 16: Design and construct stormwater facilities as needed to accommodate future impervious surfaces on all proposed lots within each phase pursuant to PWDS. Additional capacity built in earlier phases can be used to serve impervious surfaces in later phases.
- Condition 17: Prior to commencing work within the Critical Tree Zone (CTZ) (including removal) of any trees on City-owned property, the applicant shall obtain a Street Tree Permit pursuant to SRC Chapter 86.
- Condition 18: Provide a minimum 25-foot access easement from the abutting cul-de-sac at Puma Street NE, and a utility easement (Sanitary Sewer and Water), to the neighboring property (Marion County Assessor's Map and Tax Lot number 072W30DA / 00199). Make provides to collect the surface water runoff from the southeast corner of said tax lot, at the present low point.

Phase 1:

- Condition 19: Construct a 24-inch water main in Cordon Road from the existing main near Gaffin Road SE to Auburn Road NE.
- Condition 20: Construct a 12-inch water main in Auburn Road NE from Cordon Road NE to the west line of Phase 1.
- Condition 21: Construct a 12-inch water main in (future) Greencrest Street NE through a portion of Phase 2 from Auburn Road NE to south line of Phase 1.
- Condition 22: As required by UGA09-07MOD1, construct Auburn Sewer Pump Station (SPS) along Auburn Road NE and an 8-inch sewer force main from Auburn SPS to the East Salem Interceptor consistent with the Salem Wastewater Management Master Plan and PWDS.

Condition 23: Construct a 15-inch public sewer main from the future Auburn SPS through portions of future phases to the future intersection of Ruby Avenue NE and Cougar Street NE as shown on the applicant's preliminary utility plan. (UGA 9)

Condition 24: Convey land for dedication of right-of-way to equal a half-width of 30 feet from centerline along the Phase 1 frontage of Auburn Road NE.

Condition 25: Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 1 frontage of Auburn Road NE.

Condition 26: Construct Greencrest Street NE within Phase 1 to Collector B standards.

Condition 27: Construct a westbound-to-southbound left turn lane at the intersection of Auburn Road NE and (future) Bobcat Street NE (private). Convey additional right-of-way to accommodate the improvement, if needed.

Condition 28: Obtain City Council approval for an amendment to the Salem TSP to modify the alignment of (future) Greencrest Street NE.

Phase 2:

Condition 29: Construct a 12-inch water main in Auburn Road NE to the west property line pursuant to PWDS.

Condition 30: As required by Condition 3 of UGA09-07, the applicant shall enter into an agreement with Marion County for street improvements and right-of-way dedication for Cordon Road.

Condition 31: 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.

Condition 32: ~~Convey land for dedication of right-of-way to equal a half-width of 30 feet from centerline along the Phase 1 frontage of Auburn Road NE. 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.~~

Condition 33: ~~Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 2 frontage of Auburn Road NE to the western boundary of the subject property. 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.~~

Condition 34: ~~Construct Greencrest Street NE within Phase 2 to Collector B standards. Construct Greencrest Street NE within Phases 2 and 2A to Collector B standards.~~

Condition 35: 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.

Phase 2A:

Condition 36: Construct a 12-inch water main in Auburn Road NE to the west property line pursuant to PWDS.

Condition 37: 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.

Condition 38: 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.

Condition 39: Construct Greencrest Street NE within Phase 2A to Collector B street standards.

Condition 40: 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.

Phase 3:

Condition 3641: Construct a 12-inch water main in (future) Greencrest Street NE to State Street.

Condition 3742: Construct Greencrest Street NE to State Street to Collector B standards.

Condition 3843: 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.

Condition 44: Construct a 12-inch water main in State Street from the west line of Phase 3 to Cordon Road NE.

Condition 45: 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.

Phase 4:

Condition 39: Construct a 12-inch water main along the Phase 4 frontage of State Street pursuant to PWDS.

Condition 4046: Construct a 15-inch sewer main to the State Street Pump Station.

Condition 41: ~~Convey land for dedication of right-of-way to equal 48 feet from centerline along the Phase 4 frontage of State Street.~~

Condition 4247: Align the intersection of Cougar Street NE (private) at State Street with Cougar Court SE in accordance with PWDS.

Condition 4348: Construct a minimum 46-foot-wide three-quarter-street improvement along the Phase 3 and Phase 4 frontages of State Street.

Condition 4449: Construct eastbound-to-northbound and westbound-to-southbound left turn lanes at the intersection of (future) Cougar Street NE (private) and State Street, as required by the TIA.

#### Phase 5:

Condition 45: ~~Construct a 12-inch water main along the Phase 5 frontage of State Street.~~

Condition 4650: Construct a traffic signal at the intersection of (future) Greencrest Street NE and State Street as specified in the TIA, and provide an interconnect to the signal at the intersection of Cordon Road and State Street.

Condition 4751: Construct improvements at the intersection of Cordon Road and State Street for a traffic signal to provide dual eastbound-to-northbound left turn lanes as specified in the TIA, and construct improvements on Cordon Road NE to accommodate receiving lanes as approved by Marion County Public Works.

Condition 48: ~~Convey land for dedication of right-of-way to equal 48 feet from the centerline along State Street from the eastern boundary of Phase 4 to Cordon Road NE.~~

Condition 49: ~~Construct a minimum 46-foot-wide three-quarter-street improvement along the State Street frontage from the eastern boundary of Phase 4 to Cordon Road NE.~~

Condition 5052: Construct a multi-modal multi-use pedestrian/bicycle path along the Phase 5 frontage of Cordon Road NE as specified in the TIA and approved by Marion County Public Works. Pedestrian pathways shall be provided connecting the sidewalk on Panther Street NE to the multi-modal path along Cordon Road NE at intervals not less than 600 feet.

#### Phase 6:

Condition 5153: Convey land for dedication of right-of-way to equal 30 feet from centerline along the Phase 6 frontage of Auburn Road NE.

Condition 5254: Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 6 frontage of Auburn Road NE.

Condition 5355: Provide right-of-way and grading for a future Local street connection from (future) Lynx Street NE (private) to the neighboring property at the southwest corner of the intersection of Auburn Road NE at Cordon Road NE (Marion County Assessor's Map and Tax Lot 072W29B 00100). Provide grading for the future street except as prohibited under state/federal wetland fill permits.

Condition 5456: Construct a multi-modal multi-use pedestrian/bicycle path along the Phase 6 frontage of Cordon Road NE as specified in the TIA and approved by Marion County Public Works. Pedestrian pathways shall be provided connecting the sidewalk on Panther Street NE to the multi-modal path along Cordon Road NE at intervals not less than 600 feet.

## **BACKGROUND**

The subject property is located generally at 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE (**Attachment A**). On October 16, 2019 an application for a Planned Unit Development and Subdivision for 659 single family units and a 36-unit multi-family residential use, for a total of 695 units, was approved for the subject property. UGA09-07 was issued in connection with the phased tentative subdivision plan.

On December 29, 2020 a modification of the phased subdivision tentative plan approval (CPC-ZC-PUD-SUB-ADJ19-08MOD1) was granted which resulted in a slight adjustment to the northwestern property boundary but did not change the phasing or conditions of approval from the original decision.

An application for a second modification of phased subdivision tentative plan approval was received on April 26, 2021. The application was deemed complete for processing on June 24, 2021. The applicant's proposed site plan is included in **Attachment B** and written statement addressing the approval criteria is included as **Attachment C**.

## **Summary of Record:**

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

## **City Department Comments**

**Salem Fire Department.** The Fire Department has reviewed the proposal and commented that no portion of a phase of development may exceed 30 dwelling units unless the development is protected with approved fire sprinklers or two approved means of fire department access are provided. Fire department access is required within 150 feet or all portions of the structure. Dead end roads exceeding 150 feet of fire department access require

an approved turn around. Fire hydrants shall be located within 600 feet of all portions of the dwellings. All measurements are made along an approved route.

**Building and Safety Division.** The Building and Safety Division has reviewed the proposal and indicated no concerns.

**Public Works Department.** The City of Salem Public Works Department, Development Services Section, reviewed the proposal and provided a memo included as **Attachment D**.

### **Public Agency and Private Service Provider Comments**

**Cherriots.** Cherriots has reviewed the proposal and commented that bus stops should be provided along the north/south street between State Street and Auburn Road NE (Greencrest Street NE).

**Staff Response:** A new condition will be added to the phased subdivision tentative plan to address the comments received from Cherriots. At the time of public construction plan review, the applicant shall be required to coordinate with Cherriots to develop bus stops along Greencrest Street NE consistent with Public Works Design Standards (PWDS).

**Condition 1:** Street improvements along Greencrest Street NE shall include an area for future transit stops in locations consistent with PWDS.

### **Neighborhood Association Comments and Public Comments**

The subject property is located within the boundaries of the East Lancaster Neighborhood Association (ELNA).

Applicant Neighborhood Association Contact. SRC 300.310 requires an applicant to contact the neighborhood association(s) whose boundaries include, and are adjacent to, property subject to specific land use application requests. Pursuant to Table 300-2, the proposed phased subdivision tentative plan modification included in this proposed land use application request does not require neighborhood association contact.

#### **Neighborhood Association Comments**

Notice of the proposed modification of tentative phased subdivision plan approval was provided to the East Lancaster Neighborhood Association (ELNA) pursuant to SRC 300.520(b)(1)(B)(v), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property.

Comments were received from the ELNA indicating no objections to the proposed modification of phased subdivision tentative plan approval.

#### **Public Comments**

All property owners and tenants within 250 feet of the subject property were mailed notification of the proposed modification of tentative phased subdivision plan approval. No public comments were received.

## **FINDINGS**

The subdivision process reviews development for compliance with City standards and requirements contained in the UDC, the Salem Transportation System Plan (TSP), and the Water, Sewer, and Storm Drain System Master Plans. A second review occurs for the created lots at the time of site plan review/building permit review to assure compliance with the UDC. Compliance with conditions of approval to satisfy the UDC is checked prior to city staff signing the final subdivision plat.

Phased Subdivision Tentative Plan Case No. CPC-ZC-PUD-SUB-ADJ19-08 was approved on October 19, 2019 under the requirements of SRC Chapter 205 (Land Division and Reconfiguration). No updates to the City's zoning and development codes have been adopted since approval of the original subdivision.

SRC 205.070(a) provides that the approval of a tentative phased subdivision plan may be modified after its effective date if the proposed modification meets the criteria set forth in this section.

**1. Analysis of Tentative Subdivision Modification Approval Criteria:**

SRC 205.070(d) establishes the following approval criteria for modification of the approval of a tentative subdivision plan:

***SRC 205.070(d)(1): The proposed modification does not substantially change the original approval.***

**Finding:** The southwestern property line of the subject property is being adjusted by approximately 7.8 feet through a property line adjustment application processed by Marion County (Marion County PLA Case No. 21-024 and 21-047). The purpose of the property line adjustment is to resolve an existing encroachment issue with the neighboring Pin Oak Mobile Home Park where several structures and the existing fence line have been constructed over the existing property line onto the subject property. The property line will be adjusted to the east to match the existing fence line.

**Condition 2:** Prior to recording of the final plat for Phase 3 of the subdivision, the applicant shall provide evidence that Marion County PLA Case No. 21-024 and 21-047 have been recorded.

A modification of the subdivision is required in this case, in part, because the exterior boundary of the subdivision is being altered with the property line adjustment action. The change to the exterior boundary will slightly reduce the lot depths of proposed lots 246-269 in Phase 3; however, the adjusted lots depths will comply with all applicable development standards of the Planned Unit Development and does not substantially change the original approval.

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.

**Condition 3:** Conditions of approval from the original subdivision (CPC-ZC-PUD-SUB-ADJ19-08) shall be modified as follows:

All phases:

- Condition 11: Construct all internal private streets with property line sidewalks with minimum 4-foot landscape strip to accommodate street trees.
- Condition 12: Provide access and utility easements (to be shown on the plat) for all private streets and public utilities located within private streets pursuant to PWDS.
- Condition 13: Provide a 10-foot public utility easement along the street frontage of all internal streets.
- Condition 14: Extend City infrastructure to adjacent parcels pursuant to PWDS.
- Condition 15: Construct water, stormwater, and sewer systems to serve each lot.
- Condition 16: Design and construct stormwater facilities as needed to accommodate future impervious surfaces on all proposed lots within each phase pursuant to PWDS. Additional capacity built in earlier phases can be used to serve impervious surfaces in later phases.
- Condition 17: Prior to commencing work within the Critical Tree Zone (CTZ) (including removal) of any trees on City-owned property, the applicant shall obtain a Street Tree Permit pursuant to SRC Chapter 86.
- Condition 18: Provide a minimum 25-foot access easement from the abutting cul-de-sac at Puma Street NE, and a utility easement (Sanitary Sewer and Water), to the neighboring property (Marion County Assessor's Map and Tax Lot number 072W30DA / 00199). Make provides to collect the surface water runoff from the southeast corner of said tax lot, at the present low point.

Phase 1:

- Condition 19: Construct a 24-inch water main in Cordon Road from the existing main near Gaffin Road SE to Auburn Road NE.
- Condition 20: Construct a 12-inch water main in Auburn Road NE from Cordon Road NE to the west line of Phase 1.
- Condition 21: Construct a 12-inch water main in (future) Greencrest Street NE through a portion of Phase 2 from Auburn Road NE to south line of Phase 1.
- Condition 22: As required by UGA09-07MOD1, construct Auburn Sewer Pump Station (SPS) along Auburn Road NE and an 8-inch sewer force main from Auburn SPS to the East Salem Interceptor consistent with the Salem Wastewater Management Master Plan and PWDS.

Condition 23: Construct a 15-inch public sewer main from the future Auburn SPS through portions of future phases to the future intersection of Ruby Avenue NE and Cougar Street NE as shown on the applicant's preliminary utility plan. (UGA 9)

Condition 24: Convey land for dedication of right-of-way to equal a half-width of 30 feet from centerline along the Phase 1 frontage of Auburn Road NE.

Condition 25: Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 1 frontage of Auburn Road NE.

Condition 26: Construct Greencrest Street NE within Phase 1 to Collector B standards.

Condition 27: Construct a westbound-to-southbound left turn lane at the intersection of Auburn Road NE and (future) Bobcat Street NE (private). Convey additional right-of-way to accommodate the improvement, if needed.

Condition 28: Obtain City Council approval for an amendment to the Salem TSP to modify the alignment of (future) Greencrest Street NE.

Phase 2:

Condition 29: Construct a 12-inch water main in Auburn Road NE to the west property line pursuant to PWDS.

Condition 30: As required by Condition 3 of UGA09-07, the applicant shall enter into an agreement with Marion County for street improvements and right-of-way dedication for Cordon Road.

Condition 31: 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.

Condition 32: ~~Convey land for dedication of right-of-way to equal a half-width of 30 feet from centerline along the Phase 1 frontage of Auburn Road NE. 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.~~

Condition 33: ~~Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 2 frontage of Auburn Road NE to the western boundary of the subject property. 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.~~

Condition 34: ~~Construct Greencrest Street NE within Phase 2 to Collector B standards. Construct Greencrest Street NE within Phases 2 and 2A to Collector B standards.~~

Condition 35: 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.

Phase 2A:

Condition 36: Construct a 12-inch water main in Auburn Road NE to the west property line pursuant to PWDS.

Condition 37: 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.

Condition 38: 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.

Condition 39: Construct Greencrest Street NE within Phase 2A to Collector B street standards.

Condition 40: 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.

Phase 3:

Condition 3641: Construct a 12-inch water main in (future) Greencrest Street NE to State Street.

Condition 3742: Construct Greencrest Street NE to State Street to Collector B standards.

Condition 3843: 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.

Condition 44: Construct a 12-inch water main in State Street from the west line of Phase 3 to Cordon Road NE.

Condition 45: 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.

Phase 4:

Condition 39: Construct a 12-inch water main along the Phase 4 frontage of State Street pursuant to PWDS.

Condition 4046: Construct a 15-inch sewer main to the State Street Pump Station.

Condition 41: ~~Convey land for dedication of right-of-way to equal 48 feet from centerline along the Phase 4 frontage of State Street.~~

Condition 4247: Align the intersection of Cougar Street NE (private) at State Street with Cougar Court SE in accordance with PWDS.

Condition 4348: Construct a minimum 46-foot-wide three-quarter-street improvement along the Phase 3 and Phase 4 frontages of State Street.

Condition 4449: Construct eastbound-to-northbound and westbound-to-southbound left turn lanes at the intersection of (future) Cougar Street NE (private) and State Street, as required by the TIA.

#### Phase 5:

Condition 45: ~~Construct a 12-inch water main along the Phase 5 frontage of State Street.~~

Condition 4650: Construct a traffic signal at the intersection of (future) Greencrest Street NE and State Street as specified in the TIA, and provide an interconnect to the signal at the intersection of Cordon Road and State Street.

Condition 4751: Construct improvements at the intersection of Cordon Road and State Street for a traffic signal to provide dual eastbound-to-northbound left turn lanes as specified in the TIA, and construct improvements on Cordon Road NE to accommodate receiving lanes as approved by Marion County Public Works.

Condition 48: ~~Convey land for dedication of right-of-way to equal 48 feet from the centerline along State Street from the eastern boundary of Phase 4 to Cordon Road NE.~~

Condition 49: ~~Construct a minimum 46-foot-wide three-quarter-street improvement along the State Street frontage from the eastern boundary of Phase 4 to Cordon Road NE.~~

Condition 5052: Construct a multi-modal multi-use pedestrian/bicycle path along the Phase 5 frontage of Cordon Road NE as specified in the TIA and approved by Marion County Public Works. Pedestrian pathways shall be provided connecting the sidewalk on Panther Street NE to the multi-modal path along Cordon Road NE at intervals not less than 600 feet.

#### Phase 6:

Condition 5153: Convey land for dedication of right-of-way to equal 30 feet from centerline along the Phase 6 frontage of Auburn Road NE.

Condition 5254: Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 6 frontage of Auburn Road NE.

Condition 5355: Provide right-of-way and grading for a future Local street connection from (future) Lynx Street NE (private) to the neighboring property at the southwest corner of the intersection of Auburn Road NE at Cordon Road NE (Marion County Assessor's Map and Tax Lot 072W29B 00100). Provide grading for the future street except as prohibited under state/federal wetland fill permits.

Condition 5456: Construct a multi-modal multi-use pedestrian/bicycle path along the Phase 6 frontage of Cordon Road NE as specified in the TIA and approved by Marion County Public Works. Pedestrian pathways shall be provided connecting the sidewalk on Panther Street NE to the multi-modal path along Cordon Road NE at intervals not less than 600 feet.

***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 includes minor adjustments to the property boundary, and a minor change to the phasing sequence and 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.

Because the configuration of the subdivision is substantially similar to the original approval, and because no change is proposed to the previously approved uses for the property, the requested modification would not increase or otherwise change impacts on surrounding properties. The proposal meets this criterion.

***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:** The proposed modification includes a change to the phasing and phase boundaries. City infrastructure is available to serve individual phases in a way that is functionally self-contained and self-sustaining. The improvements for each phase will be constructed in such a manner that provides sufficient capacity to serve later phases. Conditions of approval have been modified to accommodate for changes proposed to the phase boundaries. No further modifications should be needed.

## **2. Effect on Expiration Period of Original Approval:**

Pursuant to SRC 205.070(e), the effect of a modification upon the expiration period of the original approval, if any, shall be established in the modification decision.

**Finding:** The expiration date for the original phased subdivision tentative plan approval (CPC-ZC-PUD-SUB-ADJ19-08) is November 1, 2021. The previous modification did not change the expiration date for the subdivision. The proposed modification also does not

change the expiration date for the consolidated application. The applicant is permitted to apply for up to four extensions of the expiration date, in two-year increments, with the final extension expiring no later than **November 1, 2029.**

Pursuant to SRC 200.025(g)(1), a UGA Preliminary Declaration issued in connection with a subdivision shall remain valid if the tentative subdivision approval remains valid. Therefore, UGA09-07MOD1 and its terms and conditions would remain in effect for the duration of the subject modification of phased subdivision tentative plan approval and any subsequent extensions.

## **DECISION**

The requested modification of the tentative phased subdivision plan is **APPROVED** subject to the applicable standards of the Salem Revised Code, the findings contained herein, and the findings and conditions adopted in this decision.

**Condition 1:** Street improvements along Greencrest Street NE shall include an area for future transit stops in locations consistent with PWDS.

**Condition 2:** Prior to recording of the final plat for Phase 3 of the subdivision, the applicant shall provide evidence that Marion County PLA Case No. 21-024 and 21-047 have been recorded.

**Condition 3:** Conditions of approval from the original subdivision (CPC-ZC-PUD-SUB-ADJ19-08) shall be modified as follows:

### All phases:

Condition 11: Construct all internal private streets with property line sidewalks with minimum 4-foot landscape strip to accommodate street trees.

Condition 12: Provide access and utility easements (to be shown on the plat) for all private streets and public utilities located within private streets pursuant to PWDS.

Condition 13: Provide a 10-foot public utility easement along the street frontage of all internal streets.

Condition 14: Extend City infrastructure to adjacent parcels pursuant to PWDS.

Condition 15: Construct water, stormwater, and sewer systems to serve each lot.

Condition 16: Design and construct stormwater facilities as needed to accommodate future impervious surfaces on all proposed lots within each phase pursuant to PWDS. Additional capacity built in earlier phases can be used to serve impervious surfaces in later phases.

Condition 17: Prior to commencing work within the Critical Tree Zone (CTZ) (including removal) of any trees on City-owned property, the applicant shall obtain a Street Tree Permit pursuant to SRC Chapter 86.

Condition 18: Provide a minimum 25-foot access easement from the abutting cul-de-sac at Puma Street NE, and a utility easement (Sanitary Sewer and Water), to the neighboring property (Marion County Assessor's Map and Tax Lot number 072W30DA / 00199). Make provides to collect the surface water runoff from the southeast corner of said tax lot, at the present low point.

Phase 1:

Condition 19: Construct a 24-inch water main in Cordon Road from the existing main near Gaffin Road SE to Auburn Road NE.

Condition 20: Construct a 12-inch water main in Auburn Road NE from Cordon Road NE to the west line of Phase 1.

Condition 21: Construct a 12-inch water main in (future) Greencrest Street NE through a portion of Phase 2 from Auburn Road NE to south line of Phase 1.

Condition 22: As required by UGA09-07MOD1, construct Auburn Sewer Pump Station (SPS) along Auburn Road NE and an 8-inch sewer force main from Auburn SPS to the East Salem Interceptor consistent with the Salem Wastewater Management Master Plan and PWDS.

Condition 23: Construct a 15-inch public sewer main from the future Auburn SPS through portions of future phases to the future intersection of Ruby Avenue NE and Cougar Street NE as shown on the applicant's preliminary utility plan. (UGA 9)

Condition 24: Convey land for dedication of right-of-way to equal a half-width of 30 feet from centerline along the Phase 1 frontage of Auburn Road NE.

Condition 25: Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 1 frontage of Auburn Road NE.

Condition 26: Construct Greencrest Street NE within Phase 1 to Collector B standards.

Condition 27: Construct a westbound-to-southbound left turn lane at the intersection of Auburn Road NE and (future) Bobcat Street NE (private). Convey additional right-of-way to accommodate the improvement, if needed.

Condition 28: Obtain City Council approval for an amendment to the Salem TSP to modify the alignment of (future) Greencrest Street NE.

Phase 2:

Condition 29: Construct a 12-inch water main in Auburn Road NE to the west property line pursuant to PWDS.

Condition 30: As required by Condition 3 of UGA09-07, the applicant shall enter into an agreement with Marion County for street improvements and right-of-way dedication for Cordon Road.

Condition 31: 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.

Condition 32: ~~Convey land for dedication of right-of-way to equal a half-width of 30 feet from centerline along the Phase 1 frontage of Auburn Road NE. 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.~~

Condition 33: ~~Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 2 frontage of Auburn Road NE to the western boundary of the subject property. 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.~~

Condition 34: ~~Construct Greencrest Street NE within Phase 2 to Collector B standards. Construct Greencrest Street NE within Phases 2 and 2A to Collector B standards.~~

Condition 35: 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.

#### Phase 2A:

Condition 36: ~~Construct a 12-inch water main in Auburn Road NE to the west property line pursuant to PWDS.~~

Condition 37: ~~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.~~

Condition 38: ~~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.~~

Condition 39: ~~Construct Greencrest Street NE within Phase 2A to Collector B street standards.~~

Condition 40: ~~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.

Phase 3:

Condition 3641: Construct a 12-inch water main in (future) Greencrest Street NE to State Street.

Condition 3742: Construct Greencrest Street NE to State Street to Collector B standards.

Condition 3843: 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.

Condition 44: Construct a 12-inch water main in State Street from the west line of Phase 3 to Cordon Road NE.

Condition 45: 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.

Phase 4:

Condition 39: ~~Construct a 12-inch water main along the Phase 4 frontage of State Street pursuant to PWDS.~~

Condition 4046: Construct a 15-inch sewer main to the State Street Pump Station.

Condition 41: ~~Convey land for dedication of right-of-way to equal 48 feet from centerline along the Phase 4 frontage of State Street.~~

Condition 4247: Align the intersection of Cougar Street NE (private) at State Street with Cougar Court SE in accordance with PWDS.

Condition 4348: Construct a minimum 46-foot-wide three-quarter-street improvement along the Phase 3 and Phase 4 frontages of State Street.

Condition 4449: Construct eastbound-to-northbound and westbound-to-southbound left turn lanes at the intersection of (future) Cougar Street NE (private) and State Street, as required by the TIA.

Phase 5:

Condition 45: ~~Construct a 12-inch water main along the Phase 5 frontage of State Street.~~

Condition 4650: Construct a traffic signal at the intersection of (future) Greencrest Street NE and State Street as specified in the TIA, and provide an interconnect to the signal at the intersection of Cordon Road and State Street.

Condition 4751: Construct improvements at the intersection of Cordon Road and State Street for a traffic signal to provide dual eastbound-to-northbound left turn lanes as specified in the TIA, and construct improvements on Cordon Road NE to accommodate receiving lanes as approved by Marion County Public Works.

Condition 48: ~~Convey land for dedication of right-of-way to equal 48 feet from the centerline along State Street from the eastern boundary of Phase 4 to Cordon Road NE.~~

Condition 49: ~~Construct a minimum 46-foot-wide three-quarter-street improvement along the State Street frontage from the eastern boundary of Phase 4 to Cordon Road NE.~~

Condition 5052: Construct a multi-modal multi-use pedestrian/bicycle path along the Phase 5 frontage of Cordon Road NE as specified in the TIA and approved by Marion County Public Works. Pedestrian pathways shall be provided connecting the sidewalk on Panther Street NE to the multi-modal path along Cordon Road NE at intervals not less than 600 feet.

#### Phase 6:

Condition 5153: Convey land for dedication of right-of-way to equal 30 feet from centerline along the Phase 6 frontage of Auburn Road NE.

Condition 5254: Construct a minimum 29-foot-wide three-quarter-street improvement along the Phase 6 frontage of Auburn Road NE.

Condition 5355: Provide right-of-way and grading for a future Local street connection from (future) Lynx Street NE (private) to the neighboring property at the southwest corner of the intersection of Auburn Road NE at Cordon Road NE (Marion County Assessor's Map and Tax Lot 072W29B 00100). Provide grading for the future street except as prohibited under state/federal wetland fill permits.

Condition 5456: Construct a multi-modal multi-use pedestrian/bicycle path along the Phase 6 frontage of Cordon Road NE as specified in the TIA and approved by Marion County Public Works. Pedestrian pathways shall be provided connecting the sidewalk on Panther Street NE to the multi-modal path along Cordon Road NE at intervals not less than 600 feet.



Aaron Panko, Planner III, on behalf of  
Lisa Anderson-Ogilvie, AICP  
Planning Administrator

Prepared by Aaron Panko, Planner III

Attachments:

- A. Vicinity Map
- B. Proposed Modified Subdivision Plan
- C. Applicant's Written Statement
- D. Public Works Memo

Application Deemed Complete: June 24, 2021  
Notice of Decision Mailing Date: August 27, 2021  
Decision Effective Date: September 14, 2021  
State Mandated Decision Date: October 22, 2021

The rights granted by this decision must be exercised or extension granted by the following dates or this approval shall be null and void:

**Phased Subdivision Tentative Plan:** November 1, 2021

A copy of the complete case file is available for review during regular business hours at the Planning Division office, 555 Liberty Street SE, Room 305, Salem OR 97301.

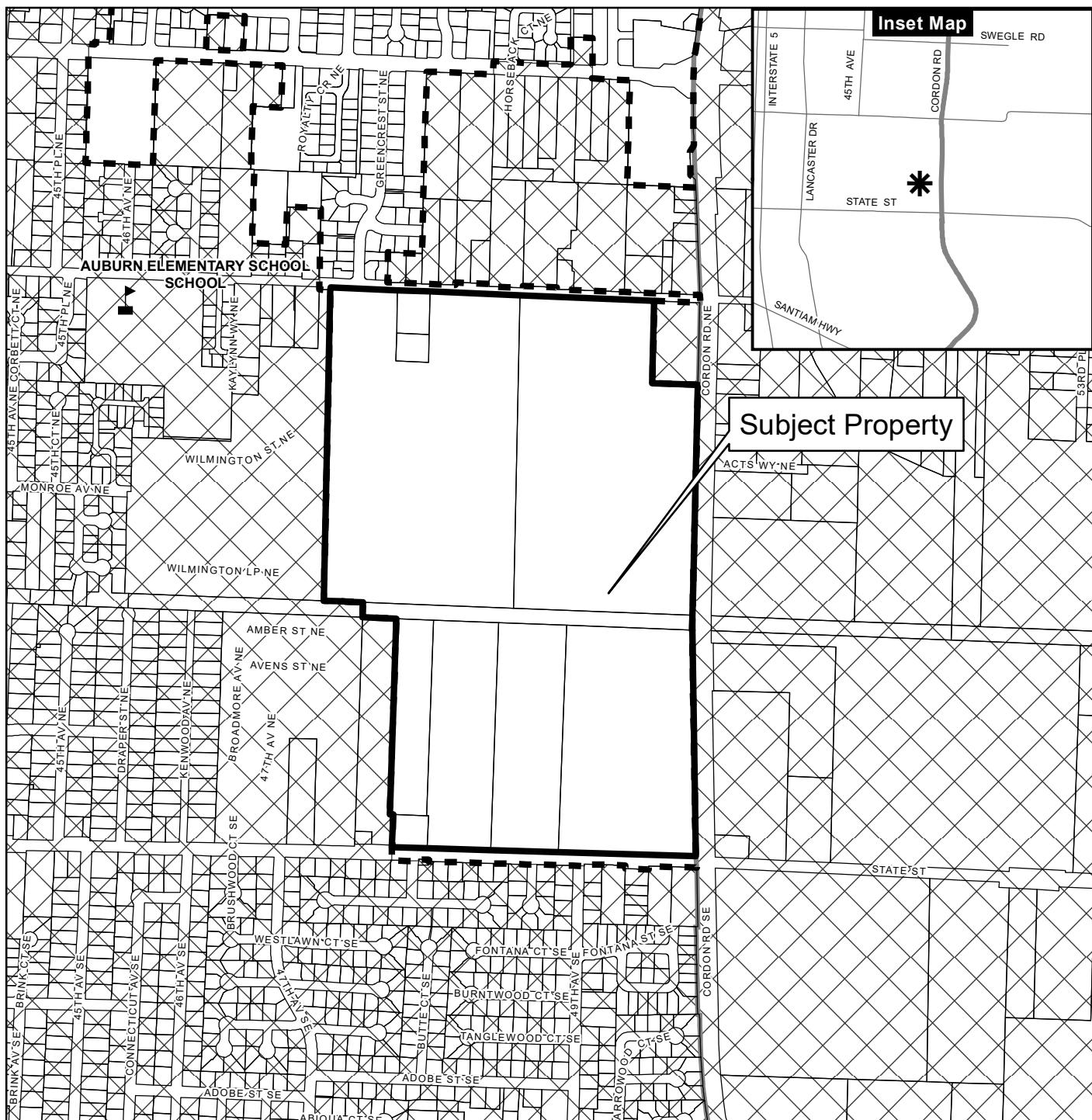
This decision is final unless written appeal from a party with standing to appeal, along with an appeal fee, is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, Oregon 97301, no later than **Monday, September 13, 2021, 5:00 p.m.** The notice of appeal must contain the information required by SRC 300.1020. The notice of appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the notice of appeal is untimely and/or lacks the proper fee, the notice of appeal will be rejected. The Salem Planning Commission will review the appeal at a public hearing. The Planning Commission may amend, rescind, or affirm the action or refer the matter to staff for additional information.

cc: Alan Kessler, GIS

G:\CD\PLANNING\CASE APPLICATION Files 2011-On\SUBDIVISION\2021\Staff Reports - Decisions\CPC-ZC-PUD-SUB-ADJ19-08MOD2.amp.docx

# Vicinity Map

## 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE



### Legend



Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

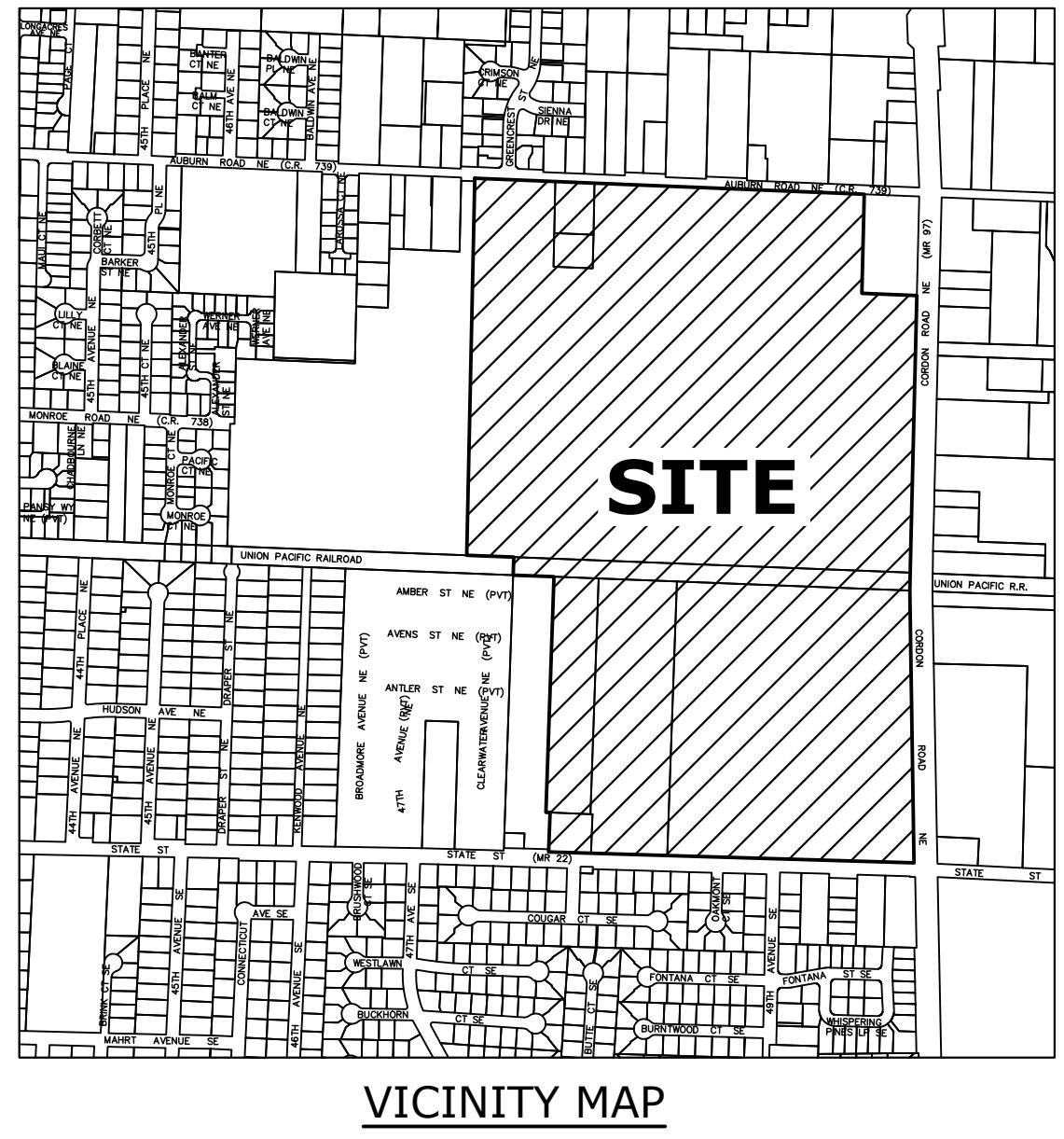


## Attachment B



### SHEET INDEX

- P101 COVER SHEET
- P102 SITE PLAN - PHASE 1 & 2
- P103 SITE PLAN - PHASE 3 & 4
- P104 SITE PLAN - PHASE 4
- P105 SITE PLAN - PHASE 5 & 6
- P106 SITE PLAN - PHASE 3



### MULTI/TECH ENGINEERING SERVICES, INC.

1115 13th ST. S.E., SALEM, OR. 97302  
PH. (503) 363-9227 FAX (503) 364-1260  
www.mtengineering.net office@mtengineering.net

### PLANNED UNIT DEVELOPMENT TENTATIVE PLAN COVER SHEET

## **EAST PARK ESTATES** A PLANNED UNIT DEVELOPMENT

SEC. 29, T. 7 S., R. 2 W., W.M.  
CITY OF SALEM  
MARION COUNTY, OREGON

*Owner/Developer:*

**EAST PARK L.L.C.**  
27375 SW PARKWAY AVE  
WILSONVILLE, OREGON 97070

UTILITIES:  
 CABLE — COMCAST CABLE SERVICES  
 POWER — P.G.E.  
 PHONE — CENTURY LINK  
 GAS — N.W. NATURAL  
 SANITARY SEWER  
 STORM DRAIN &  
 WATER — CITY OF SALEM

EXISTING ZONE:  
 RS, RM-I, RM-II, CR

COMPREHENSIVE DESG.:  
 SINGLE FAMILY RESIDENTIAL,  
 MULTI-FAMILY RESIDENTIAL &  
 COMMERCIAL

### AREA TABLE:

BOUNDARY:	5,340,008 S.F.	122.59 Ac.	100.00%
LOT AREA:	2,728,279 S.F.	62.63 Ac.	51.01%
TRACT AREA:	387,211 S.F.	8.89 Ac.	7.25%
CITY PARK:	323,884 S.F.	7.44 Ac.	6.06%
COMMERCIAL:	574,966 S.F.	13.20 Ac.	10.77%

### PARCEL SIZE:

PHASE 1	TOTAL AREA	22.34 AC.	TRACTS	TOTAL AREA	10.30 AC.
	TRACTS	0.47 AC.	LOTS	TRACTS	1.53 AC.
	LOTS	14.83 AC.	LOTS	LOTS	7.13 AC.
	NUMBER OF UNITS	148	NUMBER OF UNITS	NUMBER OF UNITS	80
	DENSITY	9.98 UNITS/AC.	DENSITY	DENSITY	11.23 UNITS/AC.
	LARGEST	9,484 S.F.	LARGEST	LARGEST	5,353 S.F.
	SMALLEST	3,115 S.F.	SMALLEST	SMALLEST	3,115 S.F.
	AVERAGE	4,364 S.F.	AVERAGE	AVERAGE	3,880 S.F.

PHASE 2	TOTAL AREA	13.30 AC.	TRACTS	TOTAL AREA	17.78 AC.
	TRACTS	1.68 AC.	LOTS	TRACTS	0.80 AC.
	LOTS	8.91 AC.	LOTS	LOTS	12.24 AC.
	NUMBER OF UNITS	93	NUMBER OF UNITS	NUMBER OF UNITS	130
	DENSITY	10.44 UNITS/AC.	DENSITY	DENSITY	10.62 UNITS/AC.
	LARGEST	8,487 S.F.	LARGEST	LARGEST	7,960 S.F.
	SMALLEST	3,010 S.F.	SMALLEST	SMALLEST	3,115 S.F.
	AVERAGE	4,172 S.F.	AVERAGE	AVERAGE	4,102 S.F.

PHASE 3	TOTAL AREA	35.90 AC.	TRACTS	TOTAL AREA	18.26 AC.
	TRACTS	1.76 AC.	LOTS	TRACTS	3.12 AC.
	LOTS	29.79 AC.	LOTS	LOTS	7.44 AC.
	NUMBER OF UNITS	106	NUMBER OF UNITS	NUMBER OF UNITS	80
	DENSITY	3.56 UNITS/AC.	DENSITY	DENSITY	10.75 UNITS/AC.
	LARGEST	556,093 S.F.	LARGEST	LARGEST	7,312 S.F.
	SMALLEST	3,454 S.F.	SMALLEST	SMALLEST	3,115 S.F.
	AVERAGE	12,244 S.F.	AVERAGE	AVERAGE	4,052 S.F.

PHASE 2B	TOTAL AREA	1.44 AC.	TRACTS	TOTAL AREA	0.00 AC.
	TRACTS	0.80 AC.	LOTS	TRACTS	1.14 AC.
	LOTS	1.11	LOTS	LOTS	1.14 AC.
	NUMBER OF UNITS	12	NUMBER OF UNITS	NUMBER OF UNITS	12
	DENSITY	10.49 UNITS/AC.	DENSITY	DENSITY	10.49 UNITS/AC.
	LARGEST	4,450 S.F.	LARGEST	LARGEST	4,450 S.F.
	SMALLEST	3,960 S.F.	SMALLEST	SMALLEST	3,960 S.F.
	AVERAGE	4,153 S.F.	AVERAGE	AVERAGE	4,153 S.F.

432010002 101	NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
Design: <u>M.D.G.</u>	Drawn: <u>1.11</u>
Checked: <u>LG</u>	Date: <u>JUN 2021</u>
Scale: <u>AS SHOWN</u>	Dimensions & Notes Take Precedence Over Graphical Representation.

*Mark D. Stetzer*

PROFESSIONAL ENGINEER  
REG. NO. 153  
OREGON  
JULY 14, 1978  
EXPIRES: 06-30-2019  
JOB # 6437

**P101**

## PHASE 1

Parcel Table	
LOT	S.F.
1	4,639
2	4,249
3	3,960
4	3,960
5	4,468
6	4,468
7	3,960
8	3,960
9	3,960
10	3,960
11	3,960
12	3,996
13	5,801
14	4,225
15	4,600
16	4,657
17	5,316
18	6,710
19	5,338
20	4,330
21	3,819
22	3,418
23	3,415
24	3,412
25	3,409
26	3,407
27	3,411
28	3,422
29	3,433
30	3,444
31	3,455
32	3,466
33	3,477
34	3,488
35	3,502
36	3,519
37	3,535
38	3,552
39	3,560
40	3,560
41	3,560
42	3,560
43	3,560
44	3,560
45	3,560
46	3,560
47	4,041
48	5,060
49	4,455
50	4,455
51	3,560
52	3,560
53	3,560
54	4,040
55	4,184
56	3,560
57	3,560
58	3,560
59	3,115
60	3,115
61	3,115
62	3,115
63	3,830
64	4,850
65	4,356
66	3,960
67	3,960
68	3,960
69	3,960
70	4,560
71	4,040
72	4,287
73	4,349
74	4,322
75	4,322
76	4,345
77	4,176
78	5,186
79	4,275
80	4,519
81	3,960
82	4,144
83	4,303
84	4,825
85	4,165
86	5,188
87	7,160
88	6,309
89	5,382
90	4,275
91	4,601
92	5,808
93	4,443
94	3,785
95	3,760
96	4,136
97	4,640
98	4,825
99	3,909
100	4,639
101	4,341
102	4,007
103	4,711
104	4,275
105	4,683
106	4,290
107	4,415
108	4,686
109	6,095
110	4,666
111	4,500
112	4,500
113	4,500
114	4,500
115	4,500
116	4,500
117	4,500
118	4,077
119	4,396
120	4,683
121	5,177
122	4,961
123	4,455
124	4,455
125	6,885
126	9,282
127	8,645
128	7,607
129	6,387
130	3,959
131	3,960
132	3,960
133	3,960
134	3,960
135	3,960

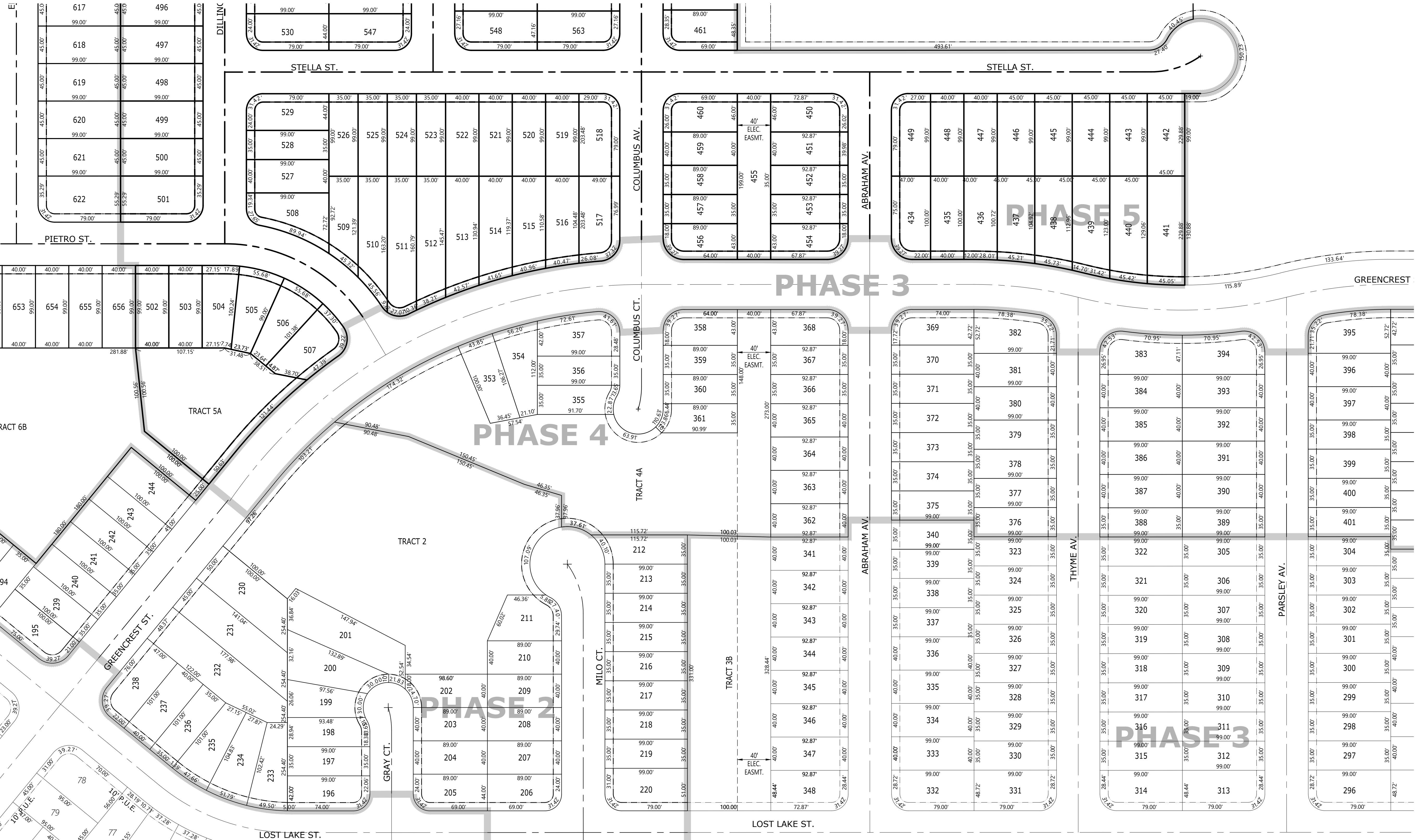
## PHASE 2

Parcel Table	
LOT	S.F.
76	4,345
91	4,601
106	4,290
121	5,177
136	3,960
137	4,468
138	4,560
139	4,560
140	4,303
141	4,240
142	4,216
143	4,220
144	4,224
145	4,228
146	4,232
147	4,533
148	9,484
15	171
16	3,891
17	3,764
18	3,788
19	3,456
20	5,039
21	6,988
22	3,465
23	3,465
24	6,026
25	5,64
26	4,253
27	174
28	4,040
29	3,663
30	2,04
31	3,560
32	2,445
33	3,465
34	3,465
35	2,04
36	3,830
37	2,107
38	3,535
39	2,445
40	3,500
41	3,500
42	2,22
43	4,455
44	3,914
45	3,560
46	3,115
47	3,099
48	2,11
49	4,040
50	2,11
51	3,115
52	2,41
53	3,500
54	2,04
55	3,500
56	2,41
57	3,500
58	2,41
59	3,500
60	2,41
61	179
62	4,040
63	3,010
64	2,04
65	3,010
66	2,04
67	3,010
68	2,04
69	3,010
70	2,04
71	3,010
72	2,04
73	3,010
74	2,04
75	3,010
76	2,04
77	3,010
78	2,04
79	3,010
80	2,04
81	3,010
82	2,04
83	3,010
84	2,04
85	3,010
86	2,04
87	3,010
88	2,04
89	3,010
90	2,04
91	3,010
92	2,04
93	3,010
94	2,04
95	3,010
96	2,04
97	3,010
98	2,04
99	3,010
100	2,04
101	3,010
102	2,04
103	3,010
104	2,04
105	3,010
106	2,04
107	3,010
108	2,04
109	3,010
110	2,04
111	3,010
112	2,04
113	3,010
114	2,04
115	3,010
116	2,04
117	3,010
118	2,04
119	3,010
120	2,04
121	3,010
122	2,04
123	3,010
124	2,04
125	3,010
126	2,04
127	3,010
128	2,04
129	3,010
130	2,04
131	3,010
132	2,04
133	3,010
134	2,04
135	3,010
136	2,04
137	3,010
138	2,04
139	3,010
140	2,04
141	3,010
142	2,04
143	3,010
144	2,04
145	3,010
146	2,04
147	3,010
148	2,04
149	3,010
150	2,04
151	3,010
152	2,04
153	3,010
154	3,010
155	3,010
156	3,010
157	3,010
158	3,010
159	3,010
160	3,010
161	3,010
162	3,010
163	3,010
164	3,010
165	3,010
166	3,010
167	3,010
168	3,010
169	3,010
170	3,010
171	3,010
172	3,010
173	3,010
174	3,010
175	3,010
176	3,010
177	3,010
178	3,010
179	3,010
180	3,010
181	3,010
182	3,010
183	3,010
184	3,010
185	3,010
186	3,010
187	3,010
188	3,010
189	3,010
190	3,010
191	3,010
192	3,010
193	3,010
194	3,010
195	3,010
196	3,010
197	3,010
198	3,010
199	3,010
2	



## PHASE 4

Parcel Table									
LOT	S.F.								
353	4,122	369	4,095	385	3,960	401	3,465	417	5,125
354	4,168	370	3,465	386	3,960	402	3,465	418	5,353
355	3,297	371	3,465	387	3,960	403	3,465	419	4,455
356	3,465	372	3,465	388	3,465	404	3,465	420	4,455
357	4,801	373	3,465	389	3,465	405	3,465	421	3,960
358	3,693	374	3,465	390	3,960	406	3,465	422	3,960
359	3,115	375	3,465	391	3,960	407	3,465	423	3,960
360	3,115	376	3,465	392	3,960	408	3,465	424	4,455
361	3,214	377	3,465	393	3,960	409	4,095	425	3,973
362	3,715	378	3,465	394	4,775	410	3,966	426	4,271
363	3,715	379	3,465	395	4,795	411	4,500	427	4,271
364	3,715	380	3,960	396	3,960	412	4,000	428	3,454
365	3,715	381	3,960	397	3,960	413	4,000	429	4,455
366	3,250	382	4,795	398	3,465	414	4,000	430	4,078
367	3,250	383	4,775	399	3,465	415	4,500	431	3,556
368	3,859	384	3,960	400	3,465	416	4,500	432	4,368



P104

TENTATIVE SITE PLAN  
PHASE 4

## EAST PARK ESTATES

MULTI/TECH  
ENGINEERING SERVICES, INC.1155 13th ST. E., SALEM, OR. 97302  
PH. (503) 363-9227 FAX (503) 364-1260  
www.mtengineering.net

EXPIRES: 06-30-2019

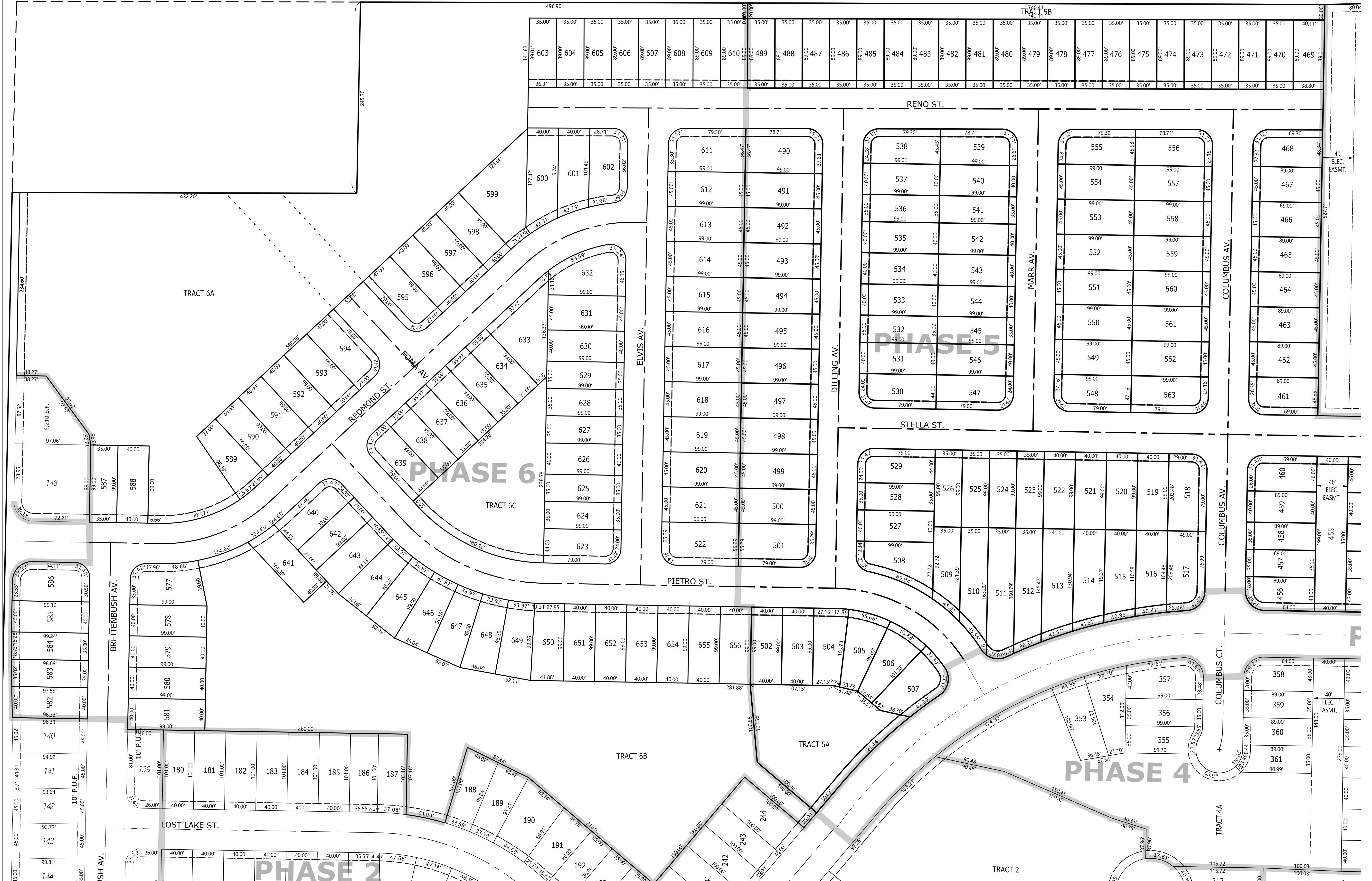
JOB # 6437

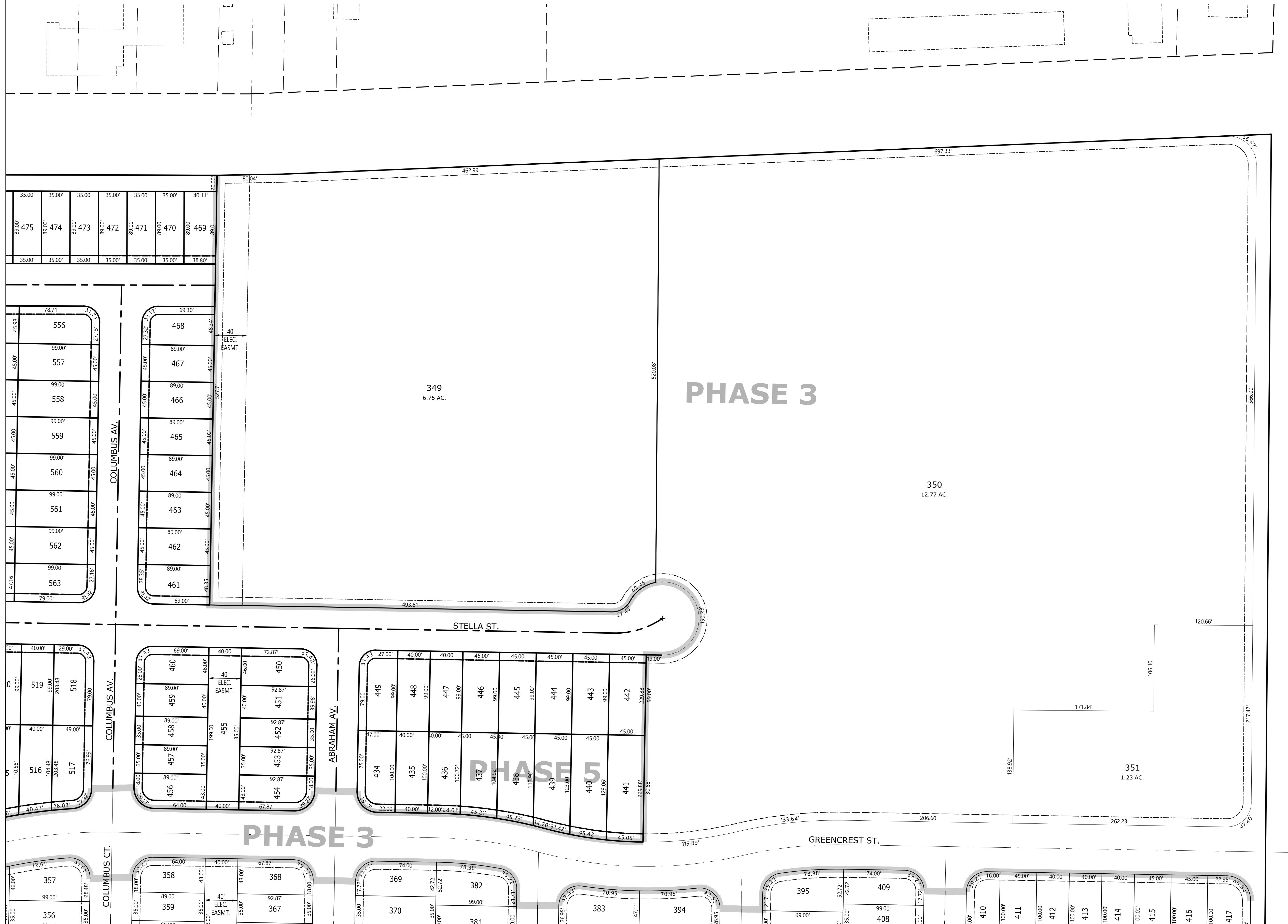
## PHASE 5

Parcel Table													
LOT	S.F.												
434	4,566	449	4,567	464	4,005	479	3,115	494	4,455	509	3,713	524	3,465
435	4,000	450	4,187	465	4,005	480	3,115	495	4,455	510	4,965	525	3,465
436	4,007	451	3,714	464	4,005	481	3,115	496	4,455	511	5,800	526	3,465
437	4,613	452	3,250	467	4,005	482	3,115	497	4,455	512	5,352	527	3,960
438	4,888	453	3,250	468	4,161	483	3,115	498	4,455	513	5,518	528	3,465
439	5,318	454	3,859	469	3,511	484	3,115	499	4,455	514	4,997	529	4,270
440	5,687	455	7,960	470	3,115	485	3,115	500	4,455	515	4,590	530	4,270
441	5,864	456	3,693	471	3,115	486	3,115	501	5,387	516	4,293	531	3,960
442	4,455	457	3,115	472	3,115	487	3,115	502	3,960	517	3,465	532	4,270
443	4,455	458	3,115	473	3,115	488	3,115	503	3,960	518	4,765	533	3,960
444	4,455	459	3,560	474	3,115	489	3,115	504	3,960	519	3,960	534	3,960
445	4,455	460	4,008	475	3,115	490	5,574	505	3,974	520	3,960	535	3,960
446	4,455	461	4,217	476	3,115	491	4,455	506	3,988	521	3,960	536	3,465
										551	4,455		

## PHASE 6

| Parcel Table |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| LOT          | S.F.         |
| 577          | 4,941        | 589          | 3,980        | 601          | 4,316        | 613          | 4,455        | 625          | 3,465        | 637          | 3,465        | 649          | 3,888        |
| 578          | 3,960        | 590          | 3,960        | 602          | 4,605        | 614          | 4,455        | 626          | 3,960        | 638          | 3,465        | 650          | 3,963        |
| 579          | 3,960        | 591          | 3,960        | 603          | 3,174        | 615          | 4,455        | 627          | 3,465        | 639          | 4,270        | 651          | 3,960        |
| 580          | 3,960        | 592          | 3,960        | 604          | 3,115        | 616          | 4,455        | 628          | 3,465        | 640          | 4,273        | 652          | 3,960        |
| 581          | 3,960        | 593          | 3,960        | 605          | 3,115        | 617          | 4,455        | 629          | 3,465        | 641          | 4,063        | 653          | 3,960        |
| 582          | 3,878        | 594          | 4,567        | 606          | 3,115        | 618          | 4,455        | 630          | 3,960        | 642          | 3,465        | 654          | 3,960        |
| 583          | 3,435        | 595          | 4,567        | 607          | 3,115        | 619          | 4,455        | 631          | 4,455        | 643          | 3,945        | 655          | 3,960        |
| 584          | 3,469        | 596          | 3,960        | 608          | 3,115        | 620          | 4,455        | 632          | 5,410        | 644          | 3,884        | 656          | 3,960        |
| 585          | 3,968        | 597          | 3,960        | 609          | 3,115        | 621          | 4,455        | 633          | 6,227        | 645          | 3,881        |              |              |
| 586          | 3,960        | 598          | 3,960        | 610          | 3,115        | 622          | 5,387        | 634          | 3,465        | 646          | 3,879        |              |              |
| 587          | 3,960        | 599          | 3,960        | 611          | 3,115        | 623          | 4,455        | 635          | 3,465        | 647          | 3,879        |              |              |
| 588          | 3,960        | 600          | 5,038        | 612          | 3,115        | 624          | 3,465        | 636          | 3,465        | 648          | 3,882        |              |              |





# PHASE 3

GREENCREST ST

-  
C.

# PHASE 3

# TENTATIVE SITE PLAN PHASE 1, 2, 5 & 6

# EAST PARK ESTATES

P105

# TECH / M.S.I. / ENGINEERING SERVICES, INC.

1155 13th St. S.E. SALEM, OR 97302  
PH. (503) 363 - 9227 FAX (503) 364-1260  
[www.mtengineering.net](http://www.mtengineering.net) office@mtengineering.net

JOB # 6437



# **East Park Estates**

## **SUB-Modification**

**CPC-ZC-PUD-SUB-ADJ19-08**

**April 21, 2021**

### **BACKGROUND:**

On June 18, 2018, a Pre-Application Conference (PRE-AP18-72) was held with the applicant and City staff. The purpose of the pre-app was to discuss the potential development of the property.

The applicant attended the East Lancaster Neighborhood Association meeting and the East Suburban Neighborhood Association meeting on October 4, 2018, to discuss the proposal with the Neighborhood Association and adjacent property owners.

On January 3, 2019, the required PUD Pre-Application Conference (PRE-AP18-126) was held with the applicant and City staff.

On October 16, 2019, CPC-ZC-PUD-SUB-ADJ19-08 was approved for East Park PUD. The approval was for a 695-unit Planned Unit Development and Subdivision to be completed in six phases, a Minor Comprehensive Plan Map Amendment and Zone Change from CR (Retail Commercial) to RMII (Multi-Family Residential) for approximately 2.11 acres, and from IP (Industrial Park) to RS (Single Family Residential) for approximately 3.25 acres, and a Class-2 Adjustment to reduce the amount of required off-street parking spaces for the 36-unit multi-family portion of the PUD from 77 spaces (2.14 per unit) to 64 spaces (1.77 spaces per unit).

On December 29, 2020, CPC-ZC-PUD-SUB-ADJ19-08MOD1 was approved for East Park PUD. The approval modified the original approval to allow the application to subdivide 122 acres into a six (6) Phase, 642-Lot Subdivision (SUB) with 12.29 acres of open space. See attached approval.

On April 19, 2021, a Property Line Adjustment for the southwestern property line was submitted to Marion County for review and approval.

**MODIFIED PROPOSAL:**

**The proposed modifications are outlined on the site plan located on Page 13 of this report.**

- 1) The applicant is proposing to subdivide 122 acres into a seven (7) Phase, 648-Lot Subdivision (SUB) with 12.29 acres of open space.

Phase 1:	148 lots
Phase 2:	93 lots
Phase 2B:	12 lots
Phase 3:	106 lots
Phase 4:	108 lots
Phase 5:	101 lots
Phase 6:	80 lots
- 2) The applicant is also requesting a change in Phase lines as shown on the site plan, along with the addition of Phase 2B.
- 3) The applicant is also requesting an Adjustment to the Lot to Depth Ratio standard for Lots 153-155, 159, 160, 161, 231, and 232 in Phase 2 and Lots 468-472 in Phase 5.
- 4) The applicant is requesting to create the City Park and Commercial lots through Phase 3 of this modification.

The modification is only for the Subdivision.

**SITE VICINITY AND CHARACTERISTICS:**

The subject property contains approximately 122 acres, including 12.29 acres of open space. The subject property is zoned RS (Single-Family Residential), RMI and RMII (Multi-Family Residential), and CR (Commercial Retail).

The subject property is vacant. Topography, property configuration and dimensions area illustrated on the tentative plan.

The surrounding properties are zoned and used as follows:

North: Across Auburn Road NE-RS (Single Family Residential) zone, and Marion county UT-5 (Urban Transition) and UD (Urban Development zones; existing single-family dwellings  
East: Across Cordon Road-Marion County AR (Acreage Residential), P (Public), and I (Industrial) zones; existing Marion County Fire Department and existing industrial uses  
South: Across State Street-Marion County UD (Urban Development), RM (Multi-Family Residential), and RL (Limited Multi-Family Residential) zones; RA (Residential Agriculture); existing single-family dwellings  
West: Marion County RM (Multi-Family Residential); existing single-family and multi-family dwellings

The subject property is located within the City limits (ANXC-689) and the Urban Growth Boundary.

**UDC 205.070(d) SUB MODIFICATION CRITERIA:**

***(1) The proposed modification does not substantially change the original approval; and***

**Findings:** The modified proposal is in substantial conformance with the original approval. There are no major changes being made.

*Modified Proposal:*

- 1) The applicant is proposing to subdivide 122 acres into a seven (7) Phase, 648-Lot Subdivision (SUB) with 12.29 acres of open space.

Phase 1:	148 lots
Phase 2:	93 lots
Phase 2B:	12 lots
Phase 3:	106 lots
Phase 4:	108 lots
Phase 5:	101 lots
Phase 6:	80 lots
- 2) The applicant is also requesting a change in Phase lines as shown on the site plan, along with the addition of Phase 2B.
- 3) The applicant is also requesting an Adjustment to the Lot to Depth Ratio standard for Lots 153-155, 159, 160, 161, 231, and 232 in Phase 2 and Lots 468-472 in Phase 5.
- 4) The applicant is requesting to create the City Park and Commercial lots through Phase 3 of this modification.

The proposal does not require any variances to lot development or street standards specified in the Code. The subdivision is within a planned unit development (PUD), UDC Chapter 210 does not have lot dimension requirements. The PUD Chapter is setup to provide flexibility in lot sizes. The modification is only for the Subdivision.

*Density within the SUB is still being met as shown below:*

**RS Zone-Minimum 4,000 square foot lot size required**

Lot Size w/Streets	Lot Size w/out Streets
77.27 acres	56.50 acres
814 lots- max allowed	615 lots- max allowed
445 lots- proposed	445 lots- proposed
Density met	Density met

**RM1 Zone-8 units minimum/14 units maximum**

Lot Size w/Streets	Lot Size w/out Streets
11.7 acres	8 acres
94 units-min required	64 units-min required
164 units-max allowed	112 units-max allowed
78 units-proposed	78 units-proposed
	Density met

**RM2 Zone-12 units minimum/28 units maximum**

Lot Size w/Streets	Lot Size w/out Streets
15.34 acres	9.71 acres
184 units-min required	117 units-min required
430 units-max allowed	272 units-max allowed
125 units-proposed	125 units-proposed
20 units proposed within the southwest corner of Russet Avenue and Greencrest Street	20 units proposed within the southwest corner of Russet Avenue and Greencrest Street
	Density met

The proposal can conform to applicable conditions imposed as necessary to ensure that development conforms to the standards of the subdivision code and with existing development and public facilities. The proposed subdivision is in compliance with lot size requirements and required access. Therefore, this criteria has been met.

**(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.***

**Findings:** The modified proposal will not result in significant changes to the appearance of the development. There are no major changes being made.

Modified Proposal:

- 1) The applicant is proposing to subdivide 122 acres into a seven (7) Phase, 648-Lot Subdivision (SUB) with 12.29 acres of open space.

Phase 1: 148 lots  
Phase 2: 93 lots  
Phase 2B: 12 lots  
Phase 3: 106 lots  
Phase 4: 108 lots  
Phase 5: 101 lots  
Phase 6: 80 lots

- 2) The applicant is also requesting a change in Phase lines as shown on the site plan, along with the addition of Phase 2B.
- 3) The applicant is also requesting an Adjustment to the Lot to Depth Ratio standard for Lots 153-155, 159, 160, 161, 231, and 232 in Phase 2 and Lots 468-472 in Phase 5.
- 4) The applicant is requesting to create the City Park and Commercial lots through Phase 3 of this modification.

All lots will have direct access onto Auburn Road (north) and State Street (south) via the proposed internal private street system. Since the adjacent properties are fully developed, access to adjacent properties is not necessary; therefore the subdivision does not impede the future use of the property or adjacent land.

**SUBDIVISION CRITERIA:**

The intent of the subdivision code is providing for orderly development through the application of appropriate rules and regulations. Pursuant to the application of the current enabling statutes, these regulations are those cited in UDC 205.010(d) and UDC 205.015(d). The decision criteria for subdivisions without a concurrent variance under UDC 205.010(d) and UDC 205.015(d) must be found to exist before an affirmative decision may be made for a subdivision application.

***(1) The tentative subdivision plan complies with the standards of this Chapter and with all applicable provisions of the UDC, including, but not limited to, the following:***

***(A) Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage and designation of front and rear lot lines.***

The proposal does not require any variances to lot development or street standards specified in the Code. UDC Chapter 210 does not have lot dimension requirements. The PUD Chapter is setup to provide flexibility in lot sizes. However, the applicant is also requesting an Adjustment to the Lot to Depth Ratio standard for Lots 153-155, 159, 160, 161, 231, and 232 in Phase 2 and Lots 468-472 in Phase 5.

The proposal can conform to applicable conditions imposed as necessary to ensure that development conforms to the standards of the subdivision code and with existing development and public facilities. The proposed subdivision is in compliance with lot size requirements and required access. Therefore, this criteria has been met.

***(B) City infrastructure standards.***

Water, sewer, storm drainage plans will be submitted to the Public Works Department for final plat and construction plan approval at the final plat stage. The tentative site plan illustrates the location of the public utility lines. The proposal meets applicable Salem Area Comprehensive Plan Residential Policies for properties within the Urban Growth Boundary. The proposal encourages the efficient use of developable residential land. Public facilities and services are or will be available to serve the site, including services such as water, sanitary and storm sewer and fire/life/safety services. Therefore, this criterion has been met.

**(C) Any special development standards, including, but not limited to, floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.**

There are wetlands and a waterway that runs through the subject property. The City will notify DSL to ensure that all applicable requirements pertaining to wetlands are met at the time of development. The waterway runs through subject property and has been incorporated into the green space within the development. Therefore, providing a natural amenity for the residents.

Based on the information provided in PRE-AP18-72 and PRE-AP18-126, a geologic assessment is required. A geologic assessment dated December 21, 2018, was reviewed, and approved by the City with the original approval.

This criterion has been met.

**(2) The tentative subdivision plan does not impede the future use or development of the property or adjacent land.**

The subject property is 122 acres in size. The applicant is proposing to develop the property with 648-lots within seven (7) Phases, as shown on the site plan. Therefore, the proposed SUB will not impede future use or development of the commercial parcel or adjacent land.

The surrounding abutting properties are fully developed.

North: Across Auburn Road NE-RS (Single Family Residential) zone, and Marion county UT-5 (Urban Transition) and UD (Urban Development zones; existing single-family dwellings

East: Across Cordon Road-Marion County AR (Acreage Residential), P (Public), and I (Industrial) zones; existing Marion County Fire Department and existing industrial uses

South: Across State Street-Marion County UD (Urban Development), RM (Multi-Family Residential), and RL (Limited Multi-Family Residential) zones; RA (Residential Agriculture); existing single-family dwellings

West: Marion County RM (Multi-Family Residential); existing single-family and multi-family dwellings

All lots will have direct access onto Auburn Road (north) and State Street (south) via the proposed internal private street system. Since the adjacent properties are fully developed, access to adjacent properties is not necessary; therefore the subdivision does not impede the future use of the property or adjacent land.

The proposed site plan shows street improvements and access to all lots within the proposed subdivision. Therefore, this criterion has been met.

***(3) Development within the tentative subdivision plan can be adequately served by City infrastructure.***

Water, sewer, storm drainage plans will be submitted to the Public Works Department for final plat and construction plan approval at the final plat stage. The tentative site plan illustrates the location of the public utility lines. The proposal meets applicable Salem Area Comprehensive Plan Residential Policies for properties within the Urban Growth Boundary. The proposal encourages the efficient use of developable residential land. Public facilities and services are or will be available to serve the site, including services such as water, sanitary and storm sewer and fire/life/safety services.

Water, sewer, storm drainage plans will be submitted to the Public Works Department for final plat and construction plan approval at the final plat stage. The tentative site plan illustrates the location of the public utility lines. Therefore, this criteria has been met.

**Proposed Storm Water Management System:**

Stormwater quality and quantity are required for this development. An LID (low impact development) Stormwater technique will be used to mitigate the increase in pollutants contributed from development. This system may also be used to provide storage and water quantity control. The proposed stormwater system will meet City of Salem Stormwater Management standards in means and methods to provide all aspects of Stormwater management. A preliminary stormwater analysis was reviewed and approved as part of the original decision.

***(4) The street system in and adjacent to the tentative subdivision plan conforms to the Salem Transportation System Plan.***

All lots will have direct access onto Auburn Road (north) and State Street (south) via the proposed internal private street system. State Street is designated as a 'major arterial' that runs along the south side of the property and Auburn Road is designated as a 'collector' that runs along the north side of the property. The proposal provides the site with adequate improved vehicle, pedestrian and bike access to the existing streets.

All streets within the SUB are proposed to be private except for Greencrest Street that runs north/south through the development. Greencrest Street is designated as a 'collector' and will be designed to public street standards.

The major street network in the area has been established and is consistent with the Transportation System Plan which implements the Comprehensive Plan. Public Works Department will address any applicable requirements for right-of-way conveyance that might be required because of this subdivision. Auburn Road, State Street, and Cordon Road provides connection to street system that serves the area.

Therefore, the existing street system and proposed street improvements will be in compliance with the STSP.

Transportation Planning Rule Review:

The City of Salem's TPR encourages a reduction in automobile trips by capitalizing on transit opportunities and by creating an environment that encourages people to walk. The proposed partition is a "limited land use decision" pursuant to Oregon Revised Statute (ORS) 197.015, and has therefore been reviewed for consistency with the State's TPR multi-modal connectivity requirements, and is consistent as follows:

The subject property has direct street frontage on State Street to the south, Auburn Road to the north, and Cordon Road to the east. No access will be allowed onto Cordon Road. State Street and Auburn Road adjacent the subject property will be developed with sidewalks as required by staff. Sidewalks will be provided along the private street within the SUB. These sidewalks and the existing sidewalks will provide safe and efficient pedestrian access to the existing sidewalk system.

Transit service is also available along Auburn Road (Route 5A-Lancaster Mall) and along State Street (Route 16-Four Corners). The existing transit stops will be accessible to the residents of the SUB via proposed and existing sidewalks. Therefore, this criterion has been met.

***(5) The street system in and adjacent to the tentative subdivision plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the subdivision.***

The subject property is located in a developed and developing area where improved streets and sidewalks exist and continue with new development. The local street system serving the development provides the necessary connections and access to the local street and circulation system serving this residential neighborhood and Crossler Middle School.

Access to, within, and from the development must be consistent with applicable requirements of the Transportation Planning Rule Requirements (TPR) that requires that development provide connectivity between land uses and transportation. Under the Rule, developments are responsible for providing for the safe and efficient circulation of vehicles, bicycles, and pedestrians into, through, and out of a development. The proposal develops the subject property within an established residential area where local and arterial streets and mass transit facilities exist. These facilities connect the transportation system to the surrounding residential neighborhoods.

A Traffic Impact Analysis (TIA) dated February 2019 was approved for the original PUD/SUB approval. The Public Works Department addressed the level of street improvements that are roughly proportional to assure conformance to the development to subdivision code and applicable transportation system plan requirements. Completion of conditions of approval prior to the signing of the final plat will satisfy this criterion for the subdivision application. Therefore, this criterion has been met.

***(6) The tentative subdivision plan provides safe and convenient bicycle and pedestrian access from within the subdivision to adjacent residential areas and transit stops, and to neighborhood activity centers within one-half mile of the development. For purposes of this criterion, neighborhood activity centers include, but are not limited to, existing or planned schools, parks, shopping areas, transit stops, or employment centers.***

The subdivision is served with adequate transportation infrastructure and the street system adjacent the property conforms to the Transportation System Plan and provides for safe, orderly, and efficient circulation of traffic into, through, and out of the subject property on to the public street system.

All lots will have direct access onto Auburn Road (north) and State Street (south) via the proposed internal private street system. State Street is designated as a 'major arterial' that runs along the south side of the property and Auburn Road is designated as a 'collector' that runs along the north side of the property. The proposal provides the site with adequate improved vehicle, pedestrian and bike access to the existing streets.

The subject property has direct street frontage on State Street to the south, Auburn Road to the north, and Cordon Road to the east. No access will be allowed onto Cordon Road. State Street and Auburn Road adjacent the subject property will be developed with sidewalks as required by staff. Sidewalks will be provided along the private street within the SUB. These sidewalks and the existing sidewalks will provide safe and efficient pedestrian access to the existing sidewalk system.

Transit service is also available along Auburn Road (Route 5A-Lancaster Mall) and along State Street (Route 16-Four Corners). The existing transit stops will be accessible to the residents of the SUB via proposed and existing sidewalks.

The subject property is located in a developed and developing area where improved streets and sidewalks exist and continue with new development. The local street system serving the development provides the necessary connections and access to the local street and circulation system serving this residential neighborhood and Crossler Middle School.

Therefore, via paved streets and sidewalks, safe and convenient bicycle and pedestrian access will be provided to the site and to adjacent neighborhoods. Therefore, this criterion has been met.

***(7) The tentative subdivision plan mitigates impacts to the transportation system consistent with the approved Traffic Impact Analysis, where applicable.***

The proposal is for a 648-lot subdivision/planned unit development. The applicant is proposing the modification of the subdivision. A Traffic Impact Analysis (TIA) dated February 2019, was reviewed and approved as part of the original approval. Our modified proposal is for less lots than were original documented within the approved TIA.

The proposed subdivision plan mitigates impacts to the transportation system by providing adequate access and circulation for all 648-lots. Therefore, this criteria has been met.

***(8) The tentative subdivision plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable.***

All lots are in compliance with the UDC/SRC. Therefore, no variances have been requested.

***(9) The tentative subdivision plan takes into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will result from the reasonable development of the lots.***

The subdivision code, requires City approval of lots be suitable for the general purpose for which they are likely to be developed. No lots can be of such a size or configuration that is detrimental to public health, safety, or welfare or sanitary needs of users of the parcel or lot.

The proposal does not require any variances to lot development or street standards specified in the Code. The subdivision is within a planned unit development (PUD) and UDC Chapter 210 does not have lot dimension requirements. The PUD Chapter is setup to provide flexibility in lot sizes.

- 1) The applicant is proposing to subdivide 122 acres into a seven (7) Phase, 648-Lot Subdivision (SUB) with 12.29 acres of open space.

Phase 1:	148 lots
Phase 2:	93 lots
Phase 2B:	12 lots
Phase 3:	106 lots
Phase 4:	108 lots
Phase 5:	101 lots
Phase 6:	80 lots
- 2) The applicant is also requesting a change in Phase lines as shown on the site plan, along with the addition of Phase 2B.
- 3) The applicant is also requesting an Adjustment to the Lot to Depth Ratio standard for Lots 153-155, 159, 160, 161, 231, and 232 in Phase 2 and Lots 468-472 in Phase 5.
- 4) The applicant is requesting to create the City Park and Commercial lots through Phase 3 of this modification.

The modification is only for the Subdivision.

The proposed lots are of sufficient size and dimensions to permit future development. The lot dimensions are illustrated on the tentative site plan and are in conformance to the minimum standards in UDC 510 and 511. The subdivision regulates minimum lot sizes. Final conformance to minimum lot size and buildable lot area will be confirmed when the final plat is submitted to the City for review and approval.

Tree Conservation Plan (TCP) 19-15 was approved on December 13, 2019. The tree conservation plan identified a total of 236 trees on the property, with 162 trees for removal and

74 trees identified for preservation. There are 36 significant oak trees located on the subject property, all significant trees are dedicated for preservation.

The modification does not affect the approved tree plan.

The original and modified layout of the lots takes into consideration the topography and vegetation of the site. All lots and streets are in compliance with the UDC. Therefore, no variances have been requested. Therefore, this criteria has been met.

***10) When the tentative subdivision plan requires an Urban Growth Preliminary Declaration under SRC Chapter 200, the tentative subdivision plan is designed in a manner that ensures that the conditions requiring the construction of on-site infrastructure in the Urban Growth Preliminary Declaration will occur, and, if off-site improvements are required in the Urban Growth Preliminary Declaration, construction of any off-site improvements is assured.***

The property and development are outside the Urban Service Area (USA) and are subject to growth management requirements for public facilities under SRC Chapter 66. However, all services are available to the site as indicated at the Pre-App (PRE-AP18-72), (PRE-AP18-126) and the previously approved UGA (UGA09-07MOD1). Therefore, this criterion has been met.

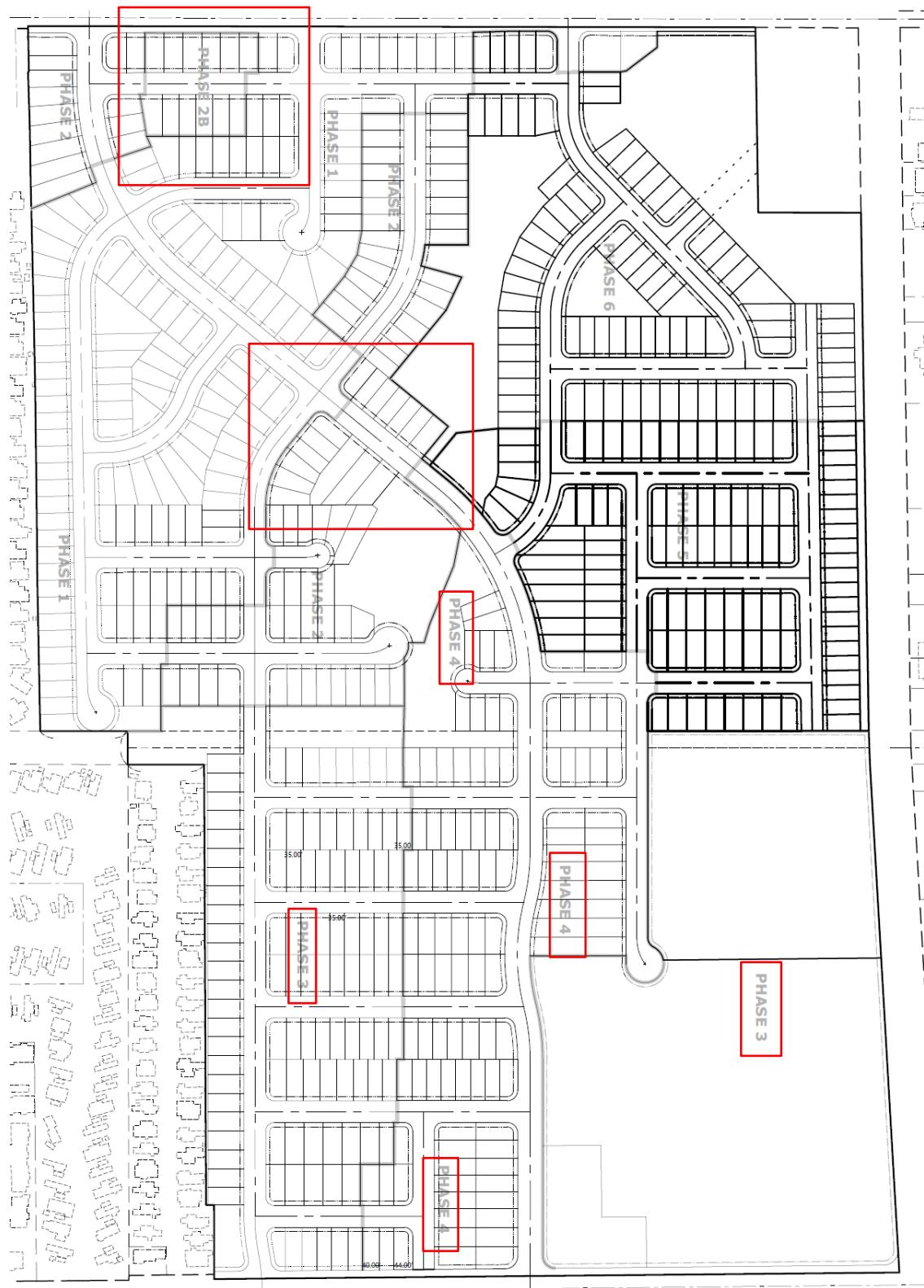
#### **TREE CONSERVATION/REMOVAL PLAN**

Tree Conservation Plan (TCP) 19-15 was approved on December 13, 2019. The tree conservation plan identified a total of 236 trees on the property, with 162 trees for removal and 74 trees identified for preservation. There are 36 significant oak trees located on the subject property, all significant trees are dedicated for preservation.

The modification does not affect the approved tree plan.

---





Proposed Modification-April 2021

East Park Memo: 6-10-2021

Attached is the proposed phasing plan. Phases 2A and 2B will be their own phases and we would like them to be able to be platted at any point after Phase 2, we would also like the ability to plat them as a single phase if we choose to. We will dedicate the right of way and construct the section of Greencrest highlighted in red with the Phase 2 plat. With Phase 3, we will construct the dedicated right of way and construct the section of Greencrest highlighted in green. We will construct Left turns on State Street at Lone Oak and at Greencrest with Phase 3. The remaining frontage improvements on State Street will be constructed with Phase 4.





# MEMO

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

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

**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