

## I. BACKGROUND AND PROPOSED DEVELOPMENT:

**Site Description:** The subject site is generally located northwest of the intersection of South End Road and Lafayette Avenue at 18955 South End Road. The site is 4.39 acres in size. The property is just west of the Oregon City United Methodist Church and northwest of the Clackamas Fire District #1 fire station. Existing site topography is generally at +/- 1.7% slope, with +/- 11 feet of elevation loss from the east to the west, a linear distance of approximately 660 feet. There are no designated or identified wetlands, geologic hazards, or wildlife habitat. The site is currently a large lawn area with a walking trail around the perimeter.

**Project Description:** The project involves the creation of 16 lots to accommodate the future construction of single-family residences. A street connection is proposed that would connect Josephine Street to Lafayette Avenue.

**Zoning/Permitted Use:** The subject site is located in an "R-8" Single Family Dwelling District. Neighboring properties are within the R-10 and R-8 single family zones. No changes to the existing zoning are proposed.

