



Legislation Text

File #: PC 19-039, **Version:** 1

GLUA-18-00038- Consolidated File (No. SUB-18-00001: Subdivision, NROD-18-00012: Natural Resource Overlay District, VAR-18-00003: Variance - Planning Commission Type III) for a property located at 16362 Hiram Ave, Oregon City.

RECOMMENDED ACTION (Motion):

Staff recommends the Planning Commission approve files GLUA-18-000038 (SUB 18-00001, NROD18-00012, and VAR 18-00003) with conditions

BACKGROUND:

The applicant is requesting to divide the property into five lots, ranging in size from 7,007 square feet to 8,793 square feet along with a 1,835 square foot stormwater tract and 9,360 square foot Natural Resource tract. The applicant has proposed to retain the existing residence. The existing driveway is proposed to be removed and a new driveway off of the new road is proposed for the existing residence. Three existing trees will be lost along Hiram due to street frontage improvements and seven mitigation trees will be planted at the rear of the parcel as replacement trees.

The applicant is applying for a Planning Commission Variance for corner side setback reduction from 15 to 6 feet for the existing house on Lot 1 and a Type II modification requests to allow a constrained street and to increase the intersection centerline offset distance to 24.9 feet to allow an offset intersection and reduced street width.

The applicant is utilizing the Type II Natural Resource Overlay District (NROD) density adjustments process to reduce the minimum lot size dimensions as permitted under the NROD regulations to achieve the allowed density onsite by counting a portion of the NROD tract into the subdivision density calculations.

The applicant is also proposing to dedicate the NROD buffer area as a Tract B in the Subdivision which on its own, does not require a mitigation plan. However, the required dedication and construction of a sidewalk and planter strip will create a small amount of construction into the NROD buffer which will require proportional mitigation through the Option 2 NROD mitigation process. A clear and objective condition has been added to address this proposed encroachment which is allowed through the Type II NROD review process.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source:

