

CITY of BOARDMAN

Community Development

STAFF REPORT

DATE: April 19, 2021

TO: Boardman Planning Commission and Interested Parties

FROM: Barry C. Beyeler, Community Development Director

SUBJECT: River Ridge Estates Subdivision Phases 4-8

On March 5, 2021, Woodhill Homes, Inc. submitted a preliminary plat and overall master plan for phases 4 – 8 of River Ridge Subdivision. This application changes the overall Master Plan from the master plan submitted by Prancing Horse L.L.C. in 2003.

The Master Plan (Plan) and Preliminary Plats, will ease some of the confusion of the original Plat filed by Mr. and Mrs. Glen Moore, as Moore Ranch Estates, which proposed 2 acre lots outside the city limits will eliminate the two acre lot sizes and reconfigure the transportation routing of the original Plat. The Plan provides for a transportation route from W. Wilson Rd. to Kunze Ln. a Morrow County roadway. The property is 42.7 acres in size of currently vacant land include existing tax lots 4N 25E 17DB #1300-1500, and 4N 25E 17D #1200-2300 and 2800-3100. The property all zoned Residential District. The property will have four small parks at buildout, and 154 buildable lots at buildout.

Approval Criteria:

4.3.140 Approval Criteria: Preliminary Plat

A. General Approval Criteria. The City may approve, approve with conditions or deny a preliminary plat based on the following approval criteria:

1. The proposed preliminary plat complies with all of the applicable Development Code sections and other applicable ordinances and regulations. At a minimum, the provisions of this Chapter, and the applicable sections of Chapter 2.0 (Land Use Districts) and Chapter 3.0 (Design Standards) shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the relevant sections of Chapter 5.0 (Exceptions);

2. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92; City of Boardman Development Code Page 4.3.6 City of Boardman June, 2014 4.3.140 Approval Criteria: Preliminary Plat (continued)

3. The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivisions and maps of major partitions already approved for adjoining property as to width, general direction and in all other respects. All proposed public improvements and dedications are identified on the preliminary plat; and

4. All proposed private common areas and improvements (e.g., homeowner association property) are identified on the preliminary plat.

B. Block and Lot Standards. All proposed blocks (i.e., one or more lots bound by public streets), lots and parcels conform to the specific requirements below:

1. All lots shall comply with the lot area, setback, and dimensional requirements of the applicable land use district (Chapter 2), and the standards of Chapter 3.1.200.J - Street Connectivity and Formation of Blocks.

2. Setbacks shall be as required by the applicable land use district (Chapter 2).

3. Each lot shall conform to the standards of Chapter 3.1 - Access and Circulation.

4. Landscape or other screening may be required to maintain privacy for abutting uses. See also, Chapter 2 - Land Use Districts, and Chapter 3.2 - Landscaping.

5. In conformance with the Uniform Fire Code, a 20-foot width fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive. See also, Chapter 3.1- Access and Circulation.

6. Where a common drive is to be provided to serve more than one lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision or partition plat.

D. Conditions of Approval. The City may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations, and may require reserve strips be granted to the City for the purpose of controlling access to adjoining undeveloped properties. See also, Chapter 3.4.000.D (Public Facilities).

Findings:

- 1) Application was received March 5, 2021.
- 2) Public notice for Tuscan at Boardman Phase III was published and posted on March 30, 2021, 22 days prior to the Planning Commission Hearing.
- 3) Public Notice was mailed to adjoining properties within 250 feet of the subject properties on March 30, 2021.
- 4) This project will correct the underlying survey issues with the associated re-plats eliminating the lots created with Moore Ranch Estates.
- 5) The development will have four parks dedicated to the City.
- 6) No comments have been received concerning this application.
- 7) The drawings for Phases 4 - 8 of at River Ridge Estates meet the criteria above from Boardman Development Code Chapter 4.3.
- 8) Significant earth work will be required in Phases 4-8 to meet the submitted grading plan.

Summary and Conclusions:

Phases 4-8 of River Ridge Estates appears to meet all the relevant criteria for approval of this phase to begin construction of the subdivision.