

# **CITY of BOARDMAN**

## **Community Development**

### **STAFF REPORT**

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**DATE: March 10, 2021**

**TO: Boardman Planning Commission and Interested Parties**

**FROM: Barry C. Beyeler, Community Development Director**

**SUBJECT: Tuscany Phase III Subdivision**

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On February 11, 2021, Boardman Development L.L.C. submitted a Preliminary Plat for Tuscany at Boardman Phase III Subdivision. Phase III will consist of 51 new lots on 15.7 acres. These 51 lots will complete the Tuscany Subdivision when completed. The drawings submitted have grading, water, sewer, and street plans. The design is the same as the first two phases in layout. Phase III will add one knuckle turn and one 11 lot cul-de-sac, and the rest of the additional streets connect with the existing Tatone St. and the existing Sage St. At completion the Tuscany at Boardman Subdivision and the Juniper Ridge subdivision will have connecting streets from S. Main to Juniper Drive without using W. Wilson Rd.

This subdivision will be located on two different tax lots. Tax lot # 400 of map 4N 25E16CB, and tax lot #5000 of map 4n25E 17DA. Tax lot # 400 is 9.87 acres in size, and tax lot # 5000 is 5.84 acres in size, totaling 15.71 acres. Three maps are attached to show the tax lot locations and surrounding area. Also attached, are the 19 sheets of drawings reviewed, including R-O-W, water, sewer, fire hydrants, sidewalk and ADA ramp locations.

#### 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) Public notice for Tuscany at Boardman Phase III was published and posted on February 23, 2021, 23 days prior to the Planning Commission Hearing.
- 2) Public Notice was mailed to adjoining properties within 250 feet of the subject properties on February 23, 2021.
- 3) No comments have been received concerning this application.
- 4) The drawings for Phase III of Tuscany at Boardman meet the criteria above from Boardman Development Code Chapter 4.3.
- 5) Significant earth work will be required in Phase III to meet the submitted grading plan.

### **Summary and Conclusions:**

Phase III of Tuscany at Boardman appears to meet all the relevant criteria for approval of this phase to begin construction of the subdivision.