

REQUESTED APPROVALS

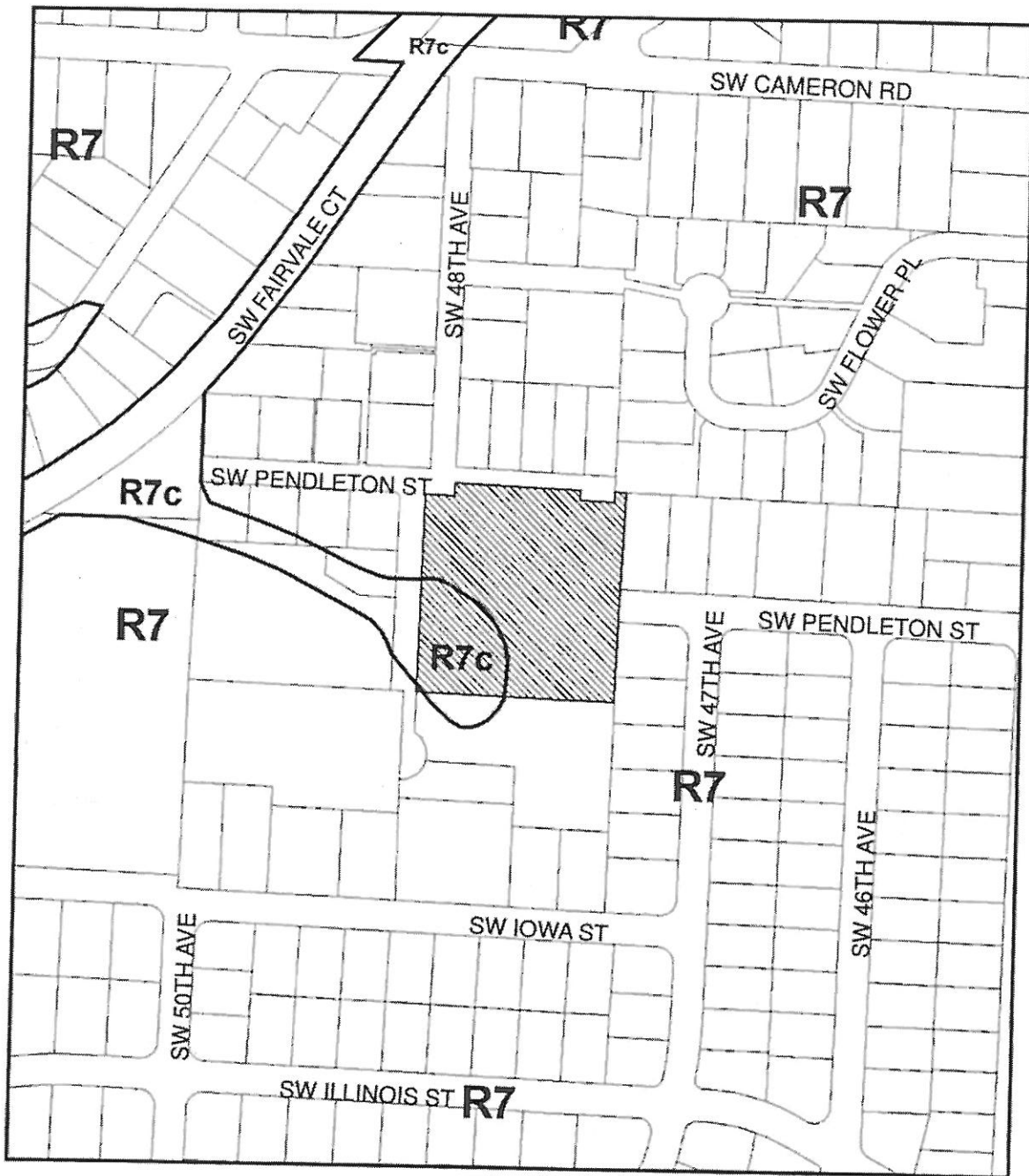
Type III Land Division review approval is requested for plans to divide an approximately 2.3-acre parcel into eleven lots and one 0.56-acre open space tract. All of the lots are designed to be developed with detached single-family homes.

The land division plans propose the dedication of public right-of-way and street improvements for an extension of SW Pendleton Street from the east to connect up with a separate segment of SW Pendleton Street approximately 160 feet to the north. In addition, right-of-way is proposed to be dedicated to the existing SW 48th Avenue on the western edge of the site and partial street improvements to that section of SW 48th Avenue are proposed.

Environmental Review approval is requested to allow the development of portions of one residential lot within the Ec zoned portion of the property and to allow right-of way dedication, minor road improvements, and storm drainage culvert construction within the Ec zoned area of the site. A substantial area of Ec zoned area is proposed to be included within the 0.56-acre open space tract.

An Environmental Review modification is requested to the R7 zoning district's typical 4,200 square foot minimum lot size standard. The exception would apply to only two of the proposed lots – lots 9 and 10. This modification request to the R7 district's minimum lot size standard is requested to allow for additional retention of protected open space within tract A than would be possible if all of the lots within the subdivision were required to satisfy the minimum lot size standard. The average lot size of all eleven lots within the subdivision is over 800 square feet greater than the 4,200 square foot minimum lot size standard.

LOCATION:	5920 SW 48 th Avenue. The site is located on the east side of SW 48 th Avenue; south of SW Pendleton Street (west); and west of the current stub end of SW Pendleton Street (east).
SITE SIZE:	2.3 acres
PROPERTY ID NUMBER:	R329045
NEIGHBORHOOD:	Hayhurst Neighborhood Association
DISTRICT COALITION:	Southwest Neighborhoods Inc.
PLAN DISTRICT:	None
ZONING:	R7, with the Environmental Conservation (Ec) overlay zone over a portion of the southwestern corner of the site. See the segment of the City of Portland Zoning Map below.



ZONING

■ Site



File No. EA 15-242325 PC
 1/4 Section 2336
 Scale 1 inch = 200 feet
 State Id 1S1E18DA 7300
 Exhibit B (Oct 01, 2015)

DEVELOPMENT TEAM

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	Appendix B Neighborhood Association Contact Documentation	
	Appendix C Tree Plan for 5920 SW 48 th Avenue and Tree Inventory table dated April 21, 2016, by Multnomah Tree Experts, Ltd.	
	Appendix D Conceptual Stormwater Management Report dated April 18, 2016 by Otak, Inc.	
	Appendix E Geotechnical Engineering Report dated March 2, 2016, by Hardman Geotechnical Services, Inc.	
	Landslide Hazard Area Report dated March 30, 2016 by Hardman Geotechnical Services, Inc.	
	Appendix F Transportation Impact Study Report dated April 4, 2016, by Kittelson and Associates	
	Appendix G Environmental Review Report and Wetland Delineation Report dated April, 2016, by Anchor QEA.	

VIII. Plan Set

Land Division Plans

Sheet P0.0	Cover Sheet
Sheet P0.1	Aerial Photo with Project Overlay
Sheet P1.0	Existing Conditions
Sheet P1.1	Existing Conditions – Tree Table
Sheet P2.0	Preliminary Site Plan
Sheet P2.1	Street Cross Sections
Sheet P3.0	Preliminary Subdivision Plat
Sheet P4.0	Preliminary Grading Plan
Sheet P5.0	Preliminary Composite Utility Plan
Sheet L1.1	Tree Plan
Sheet L1.2	Planting Plan
Sheet L1.3	Planting Detail Plan
Sheet L1.4	Planting Notes and Details

Environmental Review Plans

Sheet P6.0	Existing Conditions
Sheet P6.1	Proposed Development Site Plan
Sheet P6.2	Proposed Construction Management Plan

Street/Utility Plan and Profile

Sheet P8.0	SW 48 th Avenue
Sheet P8.1	SW Pendleton Street (North)
Sheet P8.2	SW Pendleton Street (South)

****NOTE: All plan sheets are also separately bound in a larger format (22x34) and included with this submittal.***

I. REQUEST

Type III Land Division review approval is requested for plans to divide a 2.30-acre site into eleven lots and one 0.57-acre open space tract. All of the proposed lots are intended to be developed with detached single-family homes.

The land division plans propose the creation of public right-of-way for an extension of SW Pendleton Street from the east to connect up with a separate segment of SW Pendleton Street approximately 200 feet to the north and west, along with improvement of the existing western portion of SW Pendleton Street and the new segment of NW Pendleton Street within the subject site. Additional right-of-way will be dedicated to the existing SW 48th Avenue right-of-way on the western edge of the site. Proposed improvements include half street improvements along lot 1's SW 48th Avenue frontage including pavement widening, curb, a planter/stormwater strip, and a sidewalk. Further south, improvements are proposed to be limited to 13-feet of pavement east of centerline, a curb and a curb-tight sidewalk in order to reduce impacts to the adjacent wetlands. In addition, the existing culvert under SW 48th Avenue is proposed to be replaced with a larger culvert to improve high water flows from the wetland.

Environmental Review approval is requested to allow a portion of the rear yard of lot 5 to be located within the Ec zoned portion of the property. Environmental Review approval is also requested to allow for dedication of additional right-of-way and construction of public street improvements for SW 48th Avenue adjacent to open space tract A, including replacement of an existing culvert which passes under the street. All of the 0.47 acres of Ec- zoned area on the site is proposed to be included within open space tract A, other than the 525 square feet of Ec-zoned transition area which will be in the rear yard of lot 5 and the area which is within the road right-of-way.

An Environmental Review modification is requested to allow two of the proposed lots within the subdivision to be less than the 4,200 square foot minimum lot size of the R7 zoning district. The affected lots – lots 9 and 10 – will be 4,077 square feet and 3,825 square feet in size. All of the lots within the proposed subdivision will be subject to (and will satisfy) other R7 lot-related standards including the maximum lot size standard of 12,000 square feet; the minimum front lot line standard of 30 feet; the minimum lot width standard of 40 feet; and the minimum lot depth standard of 55 feet. No modifications to the applicable building setback standards are requested.

II. PROPOSED SUBDIVISION DESCRIPTION

Project Objectives

The general objectives in proposing the subdivision tentative plat and the Environmental Review plans for the project are to:

- Help meet the need for single-family detached housing in Portland;
- Provide market rate housing within a reasonable distance from the SW Vermont Street/SW 45th Avenue mixed-use area and other nearby commercial uses in a location that is well connected to that area by pedestrian pathways and sidewalks and by roads;

- Provide adequate area on the lots for development of detached single-family homes similar in size to neighboring homes while minimizing development impacts within the long-term protected area of the site;
- Provide adequate parking for the needs of residents and visitors; avoid parking overflow into nearby neighborhoods.
- Preserve and enhance the wetlands on the site as part of the permanent open space;
- Provide an attractive living environment for project residents close to protected open spaces;
- Minimize tree removal to what is needed to construct the proposed lots, roads, and utilities. Replant impacted areas with native vegetation types.

Site Layout

The proposed subdivision will create eleven lots. All of the lots are intended for development of detached single-family dwellings. This housing type is the same as exists in the surrounding developed neighborhoods.

Lot sizes will range from 3,825 square feet for lot 10 to 6,212 square feet for lot 8. An Environmental Review modification is requested to allow two of the proposed lots within the subdivision to be less than the 4,200 square foot minimum lot size of the R7 zoning district. Lot 10 would be 3,825 square feet and lot 9 would be 4,077 square feet in size. The average size of the eleven proposed lots is 5,078 square feet.

All of the proposed lots are consistent with other R7 lot-related standards including the maximum lot size standard of 12,000 square feet; the minimum front lot line standard of 30 feet; the minimum lot width standard of 40 feet; and the minimum lot depth standard of 55 feet. No modifications to the applicable building setback standards are requested for homes to be built on the lots.

The existing single-family house and other existing site improvements will be removed with initial site construction. Most of the existing trees on the site within the area of proposed lots and public rights-of-way will also be removed.

Open Space Tract

The proposed land division will create one permanent open space tract – tract A. Tract A will be owned and maintained by the project's homeowners association. Tract A will include 24,920 square feet containing 7,630 square feet of existing wetlands, required buffer area, and a small wooded upland area between the wetlands and the rear of proposed lots 1 and 2. A small area of proposed tract A adjacent to SW 48th Avenue will be disturbed as part of sidewalk construction activities and in order to replace the existing culvert under the road. The area within tract A which is proposed to be disturbed will be re-vegetated with native plants selected from the Portland Plant List.

Proposed Street Improvements

The proposed eleven lot land division will be provided with access from an extension of SW Pendleton Street connecting two existing, non-contiguous segments of SW Pendleton Street. There was substantial interest expressed at the neighborhood association meeting regarding the proposed development to not have any road connection between the two existing segments of

SW Pendleton Street or to have the connection barricaded so as to prohibit through traffic – other than possible emergency vehicle traffic. The applicant’s project team believes that the proposed street system is what is most appropriate in order to address the standards listed above and to provide appropriate vehicular and pedestrian circulation. Nevertheless, the applicant would be willing to barricade the street connection if it is determined to be appropriate by the City of Portland.

The western portion of SW Pendleton Street adjacent to proposed lots 1 through 3 and lot 11 currently has 24-feet of right-of-way with 20 feet of pavement with no sidewalks. The subdivision plans call for increasing the right-of-way in this section to 27-feet south of the road’s centerline; increasing the pavement width to 13-feet south of the road’s centerline; and installing a new curb, LIDA stormwater management facilities, and a 5-foot wide sidewalk. A 36-foot radius cul-de-sac bulb will be provided at the eastern end of the western segment of SW Pendleton Street adjacent to proposed lot 11.

The proposed new segment of SW Pendleton Street through the proposed subdivision will be fully improved with 26- to 30-feet of pavement within a 54- to 59-foot wide right-of-way. The street will include curbs, planter/LIDA stormwater strips, and sidewalks.

The SW 48th Avenue right-of-way adjacent to lot 1 will be improved with 3-feet of pavement widening to 13-feet from centerline, a new curb, an 8.5 foot wide LIDA stormwater facility/planter strip with street trees, and a 5-foot wide sidewalk. Adjacent to tract A, it is proposed that improvements be limited to a curb and a curb-tight sidewalk in order to reduce impacts to the adjacent wetlands.

Public utility easements of 6-feet in width will be provided adjacent to rights-of-way on all of the lots and tracts within the subdivision.

Sanitary Sewer

There is an existing 8-inch public concrete sanitary sewer north of the site in the western segment of SW Pendleton Street and an 8-inch PVC sewer in SW 48th Avenue adjacent to the site. A new 8-inch sewer will be constructed within the proposed new segment of SW Pendleton connecting to the existing sanitary sewer in the western segment of SW Pendleton Street.

Water Supply

Water supply will be provided by a construction of a connecting public water line between the existing City of Portland water lines within the existing segments of SW Pendleton Street adjacent to the site. Service connections for each of the lots within the subdivision will connect with the new water line except that lots 1 and 2, and possibly lot 3 will be provided with service connections to the existing water line within the western segment of SW Pendleton Street.

Storm Drainage

There is an existing 12-inch concrete storm sewer approximately 5-7 feet deep (BES as-built #3368) in SW Pendleton Street paralleling the site’s northern property line. There is no public storm sewer is available in SW 48th Avenue adjacent to the site. There is a drainageway that runs across the southwestern corner of this site and under SW 48th Avenue via a private storm pipe. Surface water currently sheet flows southwest across this site to the drainageway.

Proposed stormwater drainage for the proposed development will be through a new storm sewer within the proposed new street draining to the existing storm sewer in the western portion of SW Pendleton Street. Low impact development planters will be used to treat and detain runoff from the public street. On-site low impact development planters or rain gardens will be provided on each lot to treat roof and site drainage prior to discharge into the public storm sewer network. The geotechnical engineer has recommended that infiltration not be used on lots as a method of storm drainage disposal.

III. SITE AND VICINITY INFORMATION

Location - The subject property is located on the east side of SW 48th Avenue in the Hayhurst area of Southwest Portland. Two existing segments of SW Pendleton Street abut the site: one segment extends along the northern edge of the site, while the other segment stubs into the eastern edge of the site. At present, there is no connection between these two segments of SW Pendleton Street.

Existing Use – There currently is one approximately 90-year old home on the site subject site. The site is fairly tree-covered with a mixture of primarily deciduous trees with scattered evergreen trees. A wetlands area is located in the southwestern corner of the site. The wetlands discharge to an unnamed creek which flows west from the site through a culvert under SW 48th Avenue.

Topography – Existing site topography is shown on Sheets P1.0.

Nearby Land Uses and Zoning – The area surrounding the site is almost fully developed with detached single-family homes. Most of the homes to the north are 1-story or 2-story detached single-family homes. The adjacent developed area is all zoned R7.

Transportation and Nearby Transit Service - Access to the subject properties is currently provided primarily by two disconnected segments of SW Pendleton Street. SW Pendleton Street is a local street. Both segments of this street are paved, but lack sidewalks. SW 48th Avenue is a local street located immediately south of the site. SW 48th Avenue is gravel surfaced and has no curbs, sidewalks or storm drainage facilities near the site.

The City of Portland Transportation System Plan designates SW Vermont Street south of the site as a neighborhood collector; a community transit street; a city bikeway; city walkway; and a major emergency response street. SW 45th Avenue east of the site is a neighborhood collector; a community transit street; a city bikeway; city walkway; and a major emergency response street. All other streets in the vicinity of the site are local streets. SW Illinois Street south of the site is designated as a city bikeway.

TriMet transit service is available 650 feet approximately east of the site on SW 45th Avenue. TriMet bus route #1 runs between SW Shattuck Road to downtown Portland. Transit service is currently available only in the morning and afternoon commute periods on weekdays.

The network of streets in the neighborhood is illustrated on the Vicinity Map on Sheet P0.0 of the plan set.

IV. REVIEW PROCEDURE REQUIREMENTS

This application proposes to divide the 2.30-acre property to create eleven lots, one commonly-owned open space tract, and public right-of-way for an extension of SW Pendleton Street to provide access to the proposed lots and to connect the two existing non-connecting street segments. The proposed division of the site is addressed as a Type III Major Land Division application since the proposed land division would create more than ten lots and also because the request includes an Environmental Review application.

In preparation for making this application, the applicant's representatives met with the City of Portland staff in a pre-application conference on November 3, 2015. The pre-application conference notes prepared by City agencies are included in Appendix A to this report.

In addition, the applicant's representatives presented plans for the proposed development at the regularly scheduled meeting of the Hayhurst Neighborhood Association's Land Use Subcommittee on December 7, 2015. Copies of the neighborhood contact form and receipts for the follow-up correspondence related to this meeting are included in Appendix B.

V. COMPLIANCE WITH TITLE 33 – PORTLAND ZONING CODE

A. COMPLIANCE WITH APPLICABLE LAND DIVISION REGULATIONS

Chapter 33.660 Review of Land Divisions in Open Space and Residential Zones

33.660.110 Review Procedures

Procedures for review of Preliminary Plans vary with the type of land division proposal being reviewed.

A. Type III. Land divisions that include any of the following elements are processed through a Type III procedure, but with the additional steps required under Section 33.700.025, Neighborhood Contact:

- 1. Eleven or more lots;*
- 2. Four or more lots, where any portion of the lots, utilities, or services are proposed within a Potential Landslide Hazard Area;*
- 3. Environmental review;*
- 4. A phased land division, as described in Chapter 33.633, Phased and Staged Plans;*
- 5. Any portion of the site is in an Open Space zone.*

Response: The application for approval of the proposed subdivision of the parcel into eleven lots and one tract has been submitted as a Type III Land Division application since the proposal would create more than ten lots. In addition, because areas of the site slated for land development activities are zoned with an Ec Environmental Conservation overlay zone, the proposed development application includes an Environmental Review application. This also would require that the proposed Land Division be reviewed through a Type III procedure.

33.660.120 Approval Criteria

The Preliminary Plan for a land division will be approved if the review body finds that the applicant has shown that all of the following approval criteria have been met. The approval criteria are:

- A. Lots. The standards and approval criteria of Chapters 33.605 through 33.612 must be met;*
- B. Trees. The standards and approval criteria of Chapter 33.630, Tree Preservation, must be met;*
- C. Special flood hazard area. If any portion of the site contains special flood hazard area, the approval criteria of Chapter 33.631, Sites in Special Flood Hazard Areas, must be met;*

- D. Potential Landslide Hazard Area.** *If any portion of the site is in a Potential Landslide Hazard Area, the approval criteria of Chapter 33.632, Sites in Potential Landslide Hazard Areas, must be met;*
- E. Phased Plans and Staged Final Plat.** *If the Preliminary Plan will be phased or if the Final Plat will be staged, the standards of Chapter 33.633, Phased Land Divisions and Staged Final Plat, must be met;*
- F. Required recreation area.** *If 40 or more lots or dwelling units are proposed, the standards and approval criteria of Chapter 33.634, Required Recreation Areas, must be met;*
- G. Clearing, grading, and land suitability.** *The approval criteria of Chapter 33.635, Clearing, Grading, and Land Suitability must be met;*
- H. Tracts and easements.** *The standards of Chapter 33.636, Tracts and Easements must be met;*
- I. Solar access.** *If single-dwelling detached development is proposed for the site, the approval criteria of Chapter 33.639, Solar Access, must be met;*
- J. Streams, springs, and seeps.** *The approval criteria of Chapter 33.640, Streams, Springs, and Seeps, must be met;*
- K. Transportation impacts.** *The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,*
- L. Services and utilities.** *The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.*

Responses to each of these approval criteria are addressed below.

33.660.120 A. LOTS

Response: Because the subject site is zoned R7, Chapter 33.610 - Lots in RF through R5 Zones, applies to the land division request. Applicable sections of that chapter are listed below along with responses to the applicable standards.

Chapter 33.610 Lots in RF through R5 Zones
33.610.010 Purpose

This chapter contains the density and lot dimension standards for approval of a Preliminary Plan for a land division in the RF through R5 zones. These standards ensure that lots are consistent with the desired character of each zone while allowing lots to vary in size and shape provided the planned intensity of each zone is respected. This chapter works in conjunction with other chapters of this Title to ensure that the land division creates lots that can support appropriate uses and development.

33.610.020 Where These Standards Apply
The standards of this chapter apply to land divisions in the RF through R5 zones.

Response: The site is zoned R7. Therefore, these standards are applicable.

33.610.100 Density Standards

A. Purpose. *Density standards match housing density with the availability of services and with the carrying capacity of the land in order to promote efficient use of land, and maximize the benefits to the public from investment in infrastructure and services. These standards promote development opportunities for housing and promote urban densities in less developed areas. Maximum densities ensure that the number of lots created does not exceed the intensity planned for the area, given the base zone, overlay zone, and plan district regulations. Minimum densities ensure that enough dwelling units can be developed to accommodate the projected need for housing.*

Response: No response to this section is necessary.

B. *Generally. The method used to calculate density depends on whether a street is created as part of the land division. As used in this chapter, creation of a street means a full street on the site, creating the first stage of a partial width street on the site, or extending an existing street onto the site. It does not include additional stages of a partial width street, or dedicating right-of-way to widen an existing right-of-way.*

Response: No specific response to this section is necessary. The proposed land division will create a new segment of SW Pendleton Street. See the density calculation below which follows the density calculation method used when a street will be created.

C. *No street created. Where no street will be created as part of the land division, the following maximum and minimum density standards apply....*

Response: The proposed subdivision will involve the creation of a portion of a public street. Therefore, this subsection does not apply.

D. *Street created. Where a street will be created as part of the land division, the following maximum and minimum density standards apply. Adjustments to this subsection are prohibited:*

1. *Maximum density. Maximum density is based on the zone, the size of the site and whether a street is being created. The following formula is used to determine the maximum number of lots allowed on the site:*

$$\begin{aligned} & \text{Square footage of site;} \\ & \times 0.85; \\ & \div \text{Maximum density from Table 610-1;} \\ & = \text{Maximum number of lots allowed.} \end{aligned}$$

2. *Minimum density. Minimum density is based on the zone, the size of the site, whether there are physical constraints, and whether a street is being created. The following formula is used to determine the minimum number of lots required on the site. Exceptions to minimum density are allowed under the provisions of Subsection 33.610.100.E:*

$$\begin{aligned} & \text{Square footage of site} \\ & - \text{Square footage of site within an environmental overlay zone, potential landslide hazard} \\ & \text{area, or flood hazard area;} \\ & \times 0.68 \\ & \div \text{Maximum density from Table 610-1} \\ & [1 \text{ unit per 7,000 sq. ft. in R7 zone}] \\ & = \text{Minimum number of lots required.} \end{aligned}$$

Response: The land division site has 100,356 square feet of site area. The site is partially covered by the Ec Environmental conservation overlay zone. The Ec area of the site is 20,400 square feet.

Applying the density calculation formulas with the site area figures above, the site has a maximum housing opportunity of 12.19 lots or twelve dwelling units, and a minimum density of 7.77 lots or eight dwelling units.

Eleven lots for detached single-family residences are proposed. The proposed eleven lots for eleven dwelling units is greater than the applicable minimum housing opportunity for the project site and less than the maximum allowed housing opportunity. Therefore, the proposed development plans for creation of eleven lots for detached single-family homes are consistent with this section.