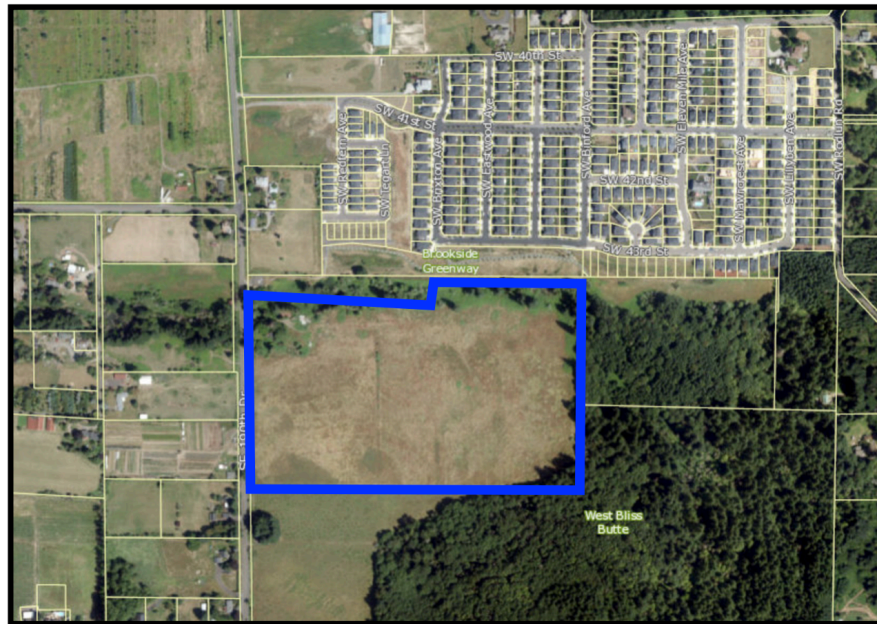


Project Narrative

Veranda at Pleasant Valley Subdivision

7928 SE 190th Avenue, Gresham, Oregon
(1S3E20D tax lot 1200)



May 2021

I. General Project Description

The applicant proposes developing a 183-lot subdivision in three phases. The subject property consists of a single tax lot: 1S3E20D tax lots 1200 and contains approximately 40.25 acres. The parcel contains an existing single family residence which is currently vacant. All existing improvements on the subject property will be removed and the current well and septic system on the site will be decommissioned.

The property borders SE 190th Drive along its western boundary. Kelly Creek flows from east to west across the northern portion of the property. The project site is moderately sloping from southeast to northwest with about 170 feet of elevation change between the southeast corner and the northwest corner of the property. Zoning on the site is a combination of LDR-PV, Low Density Residential, MDR-PV, Medium Density Residential zoning. The site also contains an ESRA-PV Environmentally Sensitive/Restoration Area overlay associated with both Kelley Creek (northern boundary) and West Bliss Butte (southeast corner).

The proposed application includes both a Type III applicant initiated Master Plan and a Type II subdivision. In addition, the applicant also requests approval to defer design review on the proposed attached single family dwellings in the MDR-PV zone until following subdivision approval. With this application the applicant proposes shifting the MDR-PV portion of the property currently consolidated in the southwest corner of the property to distribute these lots in the development. The majority of the area within 200-foot of Kelly Creek encumbered by the ESRA-PV overlay will be set aside as a public open space (Tract A) containing 7.88 acres (343,135 square feet). A small private open space/park is also proposed as Tract B to contain 7,230 square feet. This tract will be owned and maintained by a Homeowners Association. A conservation easement is also proposed to be platted on Lot 76 located at the southeast corner of the site to ensure trees in this area are protected in perpetuity.

As shown on submitted plans, Phase 1 is proposed to contain 58 lots with 35 lots zoned LDR-PV and 23 MDR-PV lots. Phase 2 is proposed to contain 38 LDR-PV zoned lots. Phase 3 is proposed to contain 87 lots with 70 lots zoned LDR-PV and 17 lots zoned MDR-PV. All of the lots zoned LDR-PV are proposed to contain single family detached dwellings and 28 of the lots zoned MDR-PV are to contain single family attached dwellings (2 units) with the other 12 lots with this zoning developed with single family detached dwellings.

Phase Number	LDR-PV Lots	MDR-PV Lots	Total Lot Count
Phase 1	35	23	58
Phase 2	38		38
Phase 3	70	17	87
Total	143	40	183

A pre-application conference was held with the City to review the project on July 23, 2019, and an early neighborhood notification meeting as required was held on October 23, 2020. The input received at these meetings was considered in the layout of the proposed subdivision. As detailed in the provided code review, the proposal complies with all applicable code standards and the applicant respectfully requests the application be approved.

II. Application Approval Requests

The applicant is seeking concurrent review of the following requests with this application:

- Type III Master Plan
- Type II Subdivision (SD)

III. Application Materials

The following items are included with this application:

- Land Use Application
- Proof of Ownership
- Exhibit A - Project Narrative
- Exhibit B - Civil Plans
 - Sheet C01 - Cover Sheet
 - Sheet C02 - Preliminary Subdivision Plan
 - Sheet C03 - Existing Conditions Plan
 - Sheet C04 - Tree Retention Plan
 - Sheet C05 - Preliminary Street Plan
 - Sheet C06 - Preliminary Utility Plan - East
 - Sheet C07 - Preliminary Utility Plan - West
 - Sheet C08 - Preliminary Erosion Control Plan
 - Sheet C09 - Neighborhood Circulation Plan and Future Street Plan
- Exhibit C - Preliminary Stormwater Report
- Exhibit D - Wetland Delineation (2/21/21)
- Exhibit E - Traffic Impact Study
- Exhibit F - ENN Meeting Materials