

PLANNING DIVISION

LAND USE FILES

FILE NUMBER: Z0845-05-D

LEGAL DESCRIPTION:

T 2 S, R 1 E, SECTION 12BB

TAX LOT(S) 06300, 06400



Geographic Information Systems
 121 Library Court
 Oregon City, OR 97045

Property Report

DGN PROPERTIES LLC
PO BOX 983
OREGON CITY, OR 97045

Site Address: **NO SITUS**
 Taxlot Number: **21E12BB06300**

Land Value: **56514**
 Building Value: **8260**
 Total Value: **64774**

Acreage:
 Year Built:
 Sale Date: **5/16/2005 0:00:0**
 Sale Amount: **450000**
 Sale Type: **X**

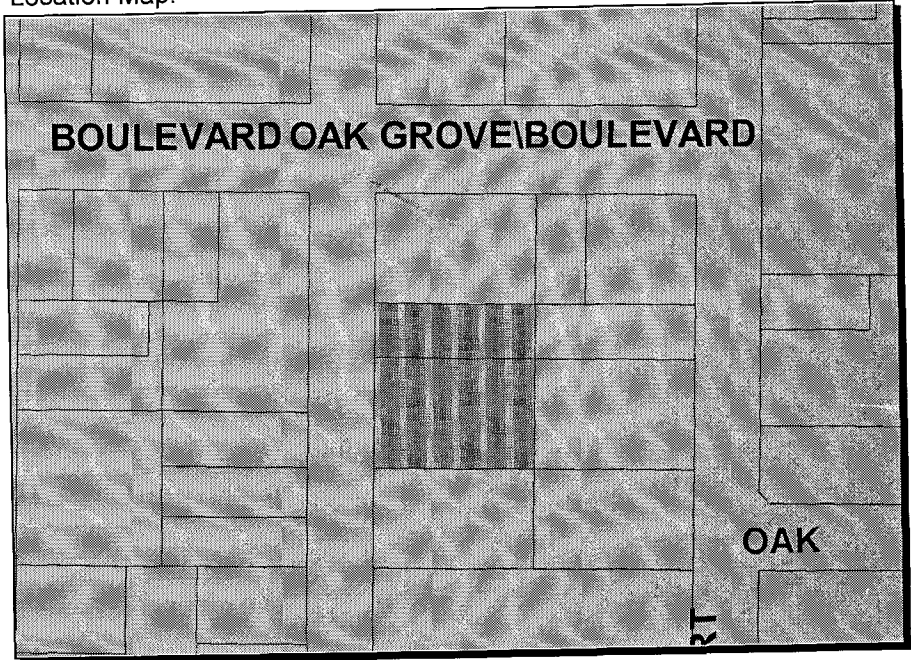
Land Class:
Commercial land improved
 Building Class:

Neighborhood:
Area 05 commercial

Taxcode Districts: **12057**

Fire **Clackamas RFPD #1**
 Park **North Clackamas Park Dist #2**
 School **North Clackamas**
 Sewer **Oak Lodge 2 Sanitary Dist. #5**
 Water **OAK LODGE**
 Cable **COMCAST (AT&T of Oregon)**
 CPO **Oak Lodge**
 Garb/Recyc **Oak Grove Disposal**
 Jurisdiction **Clackamas**

Location Map:



Site Characteristics:

UGB: **In**
 Flood Zone: **No**

Zoning Designation(s):

Zone	Overlay:	Acreage:
MR1	HL	0.17



DECISION
DESIGN REVIEW

CLACKAMAS COUNTY DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
LAND USE AND ENVIRONMENTAL PLANNING DIVISION
9101 SE Sunnybrook Blvd., Clackamas, Oregon 97015
Phone: 353-4520

TO: Applicant, Property Owners, Citizens Planning Organization and Agencies.

DATE: June 23, 2006

DECISION: APPROVAL, subject to conditions as noted

LAST DATE TO APPEAL: July 5, 2006

FILE NO.: Z0845-05-D, multi-family development, Arista Drive south of Oak Grove Blvd.

STAFF CONTACT: Clay Glasgow

APPLICANT: DGN Properties

OWNER OF PROPERTY: same

LEGAL DESCRIPTION: T2S, R1E, Sec. 12BB, Tax Lot 6300 and 6400; W.M.

SITE ADDRESS: no site address

TOTAL AREA INVOLVED: Approximately 0.51 acres (two tax lots involved)

PRESENT ZONING: MR-1; Medium Density Residential

CITIZENS PLANNING ORGANIZATION FOR AREA: Oak Lodge Community Council; Dick Jones, 503-652-2998.

PROPOSAL: multi-family: three (3) duplexes

BACKGROUND: The subject property is located on the east side of SE Arista Drive, approximately 100 feet south of Oak Grove Boulevard. The property consists of two tax lots (three platted subdivision lots). Surrounding development is mixed, with commercial activity located at the intersection of Arista Drive and Oak Grove Boulevard, and single and multi-family uses elsewhere in the vicinity. The site is currently vacant, with the exception of a portion of the store located on property to the north. This portion of the building is planned to be removed. This application proposes to locate three (3) duplexes on the property, which consists of three (3) platted subdivision lots. The subject property is zoned Medium Density Residential, MR-1, which allows the proposed use outright subject to Design Review.

FILE NO. Z0845-05-D; DGN

FINDINGS: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 302, 1001, 1003, 1005, 1006, 1007, 1008, 1009, 1010, 1012, 1021, 1022, and 1102. Clackamas County Design Review staff has reviewed these Ordinance Sections with respect to this proposal and makes the following findings and conclusions:

1. The applicant is requesting Design Review approval for new construction on property as described above. The applicant has submitted plot plan information, building detail, area information, grading information, landscape plan, etc. to satisfy the submittal requirements identified in Section 1102 of the ZDO. A pre-application conference was held in June of '05. Topics discussed at the time of pre-application conference included: dimensional standards of the MR-1 Zone, building siting and design standards, parking requirements, concurrency, storm drainage, etc. The application was originally submitted in October of last year, but only recently made complete by the applicant.
2. Section 302 of the ZDO outlines allowed uses, as well as, dimensional and development standards within the Medium Density Residential zoning district. Multi-family structures, as proposed, are identified as a primary use within the zoning district. Density maximum is 12 units per acre, with a minimum density of 80% of the maximum. This application proposes a total of six (6) units on a property of approximately 0.51 acres in size – a density of approximately 12 units/acre thereby satisfying the density standards of the zone. Other standards of the MR-1 Zone will be discussed in more detail in the following findings. Staff has found the preliminary plan consistent, or can be conditioned for consistency, with the provisions of Section 302. *This criterion can be satisfied.*
3. Section 1001 of the ZDO discusses general standards for development of property and associated facilities within the unincorporated area of Clackamas County. The standards therein apply to partitions, subdivisions, commercial and industrial projects, multifamily and common wall structures of three (3) or more dwellings. Section 1001 requires application of other standards as noted in Section 1000. Discussion of the various provisions of Sec. 1000 is found in the following findings.
4. Pursuant to subsec. 1001.02A of the ZDO, the standards of Sec. 1000 are applicable to Design Review applications. Pursuant to subsec. 1001.03 of the ZDO, all development in the County is subject to the several specified codes and/or ordinances adopted by the Board of County Commissioners (BCC) and incorporated into the ZDO. These include the Oregon Structural Specialty Code, Fire and Life Safety Code, and, pursuant to subsec. 1001.03F, any other code or ordinance adopted by the BCC. The latter provision includes the County Excavation and Grading Ordinance, the County Roadway Standards and the County Road Use Ordinance that have particular importance in the review of design review applications. The latter two County ordinances are administered by the County Dept. of Transportation and Development (DTD), Construction and Development Sec. The County Roadway Standards also incorporate the Fire Apparatus Access Road Standards adopted by most of the fire districts in Clackamas County including the Clackamas County Fire District, the fire protection services provider for the area including the subject property. The relevance of these codes will be discussed later in these findings. Conditions of approval will be imposed to assure compliance with the codes and ordinances incorporated in the ZDO pursuant to subsec. 1001.03 of the ZDO.

Comments have been received from Clackamas County Building Services division, in a memo from Dick Polson dated 12/23/05: a demolition permit will be necessary to remove the existing store room from Tax Lot 6300. Depending on the result of that work, a building permit may be needed to repair or alter the building on Tax Lot 6200. Engineering may be required for restoration of the area of the store room and the area once occupied by the "Armstrong House" to a buildable condition. The applicant has indicated that his purpose in this application is to get the property into developable condition, allowing others to develop the proposed duplexes. If so, then the applicant should be required to substantiate that previously developed areas are suitable for development as proposed or can be remediated to that condition. Such a report should explain how such remediation should be done.

