

# LAND USE PRE-APPLICATION CONFERENCE Thursday, April 17, 2014

### City Hall 22500 Salamo Road

#### **Willamette Conference Room**

10:00 am Proposed 34-lot residential subdivision

Applicant: Andrew Tull, 3J Consulting

Subject Property Address: 18000 Upper Midhill Drive

Neighborhood Assn: Robinwood and Skyline Ridge

Planner: Peter Spir Project #: PA-14-21



## **PRE-APPLICATION CONFERENCE**

		TION FOR STAFF COMPLETION
CONFERENCE DATE:	1-17-14 Peter Spir	10:00am PROJECT #: PA-14-21
STAFF CONTACT:	Peter Spir	FEE: \$1,000 -
Pre-application be scheduled application ferent of the conference	n conferences occur o for a conference, this e, and accompanying n ence date. Twenty-fou	n the first and third Thursdays of each month. In order to form including property owner's signature, the prematerials must be submitted at least 14 days in advance r hour notice is required to reschedule.  ax lot): 1800 Upper Mid Hill Drive
		Applicant proposes a 34 lot residential subdivision.
WESTER	me: Andrew Tull, 3J	<u> </u>
Mailing Addre		Suite 150, Beaverton, Oregon 97005
Phone No:	(503) 545-1907	Email Address: Andrew.tull@3j-consulting.com
	additional materials re nes in size depicting th	elating to your proposal including a site plan on paper <u>up</u> e following items:
Conceptua buildin	imensions utting the property I layout, design and/or g elevations	<ul> <li>Access to and from the site, if applicable</li> <li>Location of existing trees, highly recommend a tree survey</li> <li>Location of creeks and/or wetlands, highly recommend a wetland delineation</li> <li>Location of existing utilities (water, sewer, etc.)</li> </ul>
Easements (access, utility, all others)		s) + need owners signature prior to
Please list any See attache	questions or issues that <b>d letter.</b>	you may have for city staff regarding your proposal:
	re below, I grant city so e pre-application conf	taff <u>right of entry</u> onto the subject property in order to erence.
Property owne	er's signature	Date
Property owne	er's mailing address (if dif	fferent from above)



March 26, 2014

City of West Linn C/O Peter Spir Associate Planner 22500 Salamo Road West Linn, OR 97068

## Reeseman Property - Subdivision West Linn, OR

Dear Peter,

3J Consulting, Inc. acts on behalf of Lennar Northwest, Inc. regarding a property located at 18000 Upper Midhill Drive (taxlot number 2s1e14ca 00200). This letter and the attachments hereto have been submitted in order to request a Pre-Application Conference to discuss the submittal requirements for the subdivision of the subject property.

The property is located entirely within the City of West Linn and is zoned R-4.5. The site is approximately 6.1 acres in size and was recently the subject of a pre-application conference for a memory care facility. Previously, the site was approved for a townhome styled subdivision.

The Applicant is considering a series of development options for the property. The option that has been presented as the focus of this application is a residential subdivision which would create 34 residential lots and a tract for stormwater management. The plan has been specifically designed to create longer lots along the perimeter of the subdivision and longer lots within the interior of the plan to allow for the preservation of potentially significant trees along the boundary of the site and within the central grove.

The following list of guestions has been provided for staff's consideration:

- 1. Please confirm any required dedications or frontage improvements which may be required for the extension of Hillside Drive.
- 2. Please confirm that the City would permit the realignment of Upper Mid Hill Drive through the subdivision process. We believe that the subdivision would be an appropriate mechanism to effectively realign the roadway, avoiding the need for a vacation.
- 3. Please confirm that the City has sufficient utility service and capacity to handle the proposed use of the site.
- 4. What specialist reports or studies will be required in support of the land division application?
- 5. Please confirm whether or not any significant trees appear to be present on the property and indicate the location of any significant trees which would require further consideration.
- 6. Could you please provide us with any other pertinent information regarding the proposed land division?

Attached hereto is a preliminary site plan, the City's fee for a Pre-Application conference, and the City's Pre-Application Conference request form. We thank you for your consideration of these questions. Please feel free to give me a call if you have any questions or need any additional clarification.

Sincerely,

Andrew Tull Principal Planner 3J Consulting, Inc.

copy: Mr. Mike Loomis, Lennar Northwest, Inc.

Mr. John Wyland, JT Smith Companies

File

Attch: Fee for Pre-App

Pre-App Request Form

Preliminary Land Division Plan





#### SITE STATISTIC

Properties: 21E14CA 00200
Address: Upper Midhill Drive
Jurisdiciton: City of West Linn
Zoning: R-4.5

Dimensional Requirements:

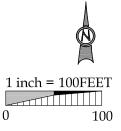
Minimum Lot Size: 4,500 SF

Setbacks:

Front: 20'
Side: 5'
Rear: 20'
Corner: 15'
Max. Height 35'

#### SITE NOTI

Site map has been prepared using data from existing tax maps and Metro's RLIS GIS Data. This map has been prepared for illustrative purposes only. All boundary and dimensional information should be verified by a professional land surveyor.





Reeseman Property