



LAND USE PRE-APPLICATION CONFERENCE

Thursday, May 1, 2014

City Hall
22500 Salamo Road

Willamette Conference Room

9:00 am Proposed 7-lot subdivision with variances

Applicant: Andrew Tull, 3J Consulting

Subject Property Address: 4096 Cornwall Street

Neighborhood Assn: Sunset and BHT

Planner: Peter Spir

Project #: PA-14-24





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>5/11/14</u>	TIME: <u>9AM</u>	PROJECT #: <u>PA-14-24</u>
STAFF CONTACT: <u>PETER SPIR</u>		FEE: <u>1000-</u>

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 2s1e36ba 06300 - 4096 Cornwall Street

Brief Description of Proposal: Applicant is proposing a subdivision and potential variances for lot depth (Lots 5-7), lot size (lot 3) and reduced front yard setbacks for lots 1 through 4.

Applicant's Name: Andrew Tull, 3J Consulting, Inc

Mailing Address: 5075 SW Griffith #150 Beaverton, Or 97005

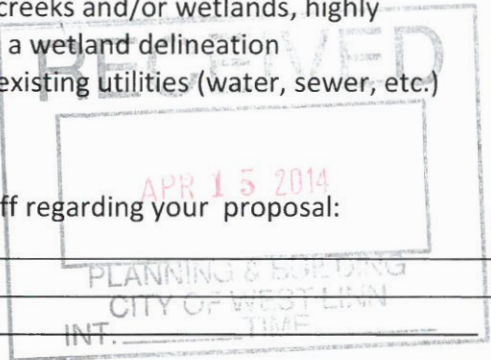
Phone No: 503-545-1907

Email Address: Andrew.tull@3j-consulting.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal:
See Attached.



By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Claudette Hallinan
Property owner's signature

Apr 11, 2014
Date

15940 S. Leland Rd., Beavercreek, OR 97004

Property owner's mailing address (if different from above)








Landis-Pre-AppForm

EchoSign Document History

April 11, 2014

Created:	April 11, 2014
By:	Carrie DeSoto (carriedesoto@msn.com)
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“Landis-Pre-AppForm” History

-  Document created by Carrie DeSoto (carriedesoto@msn.com)
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April 15, 2013

City of West Linn
Planning Division
22500 Salamo Road
West Linn, OR 97068

**Landis Street Subdivision
West Linn, OR**

Dear Sir/Madam,

3J Consulting, Inc. acts on behalf of Sierra Pacific Communities, LLC regarding a property located at 4096 Cornwall Street (taxlot number 2s1e36ba 06300). 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-10. The site is approximately 2.1 acres in size. The site appears to be free from wetlands and streams. The trees on the site include a mixture of oaks, conifers, and deciduous ornamentals. The site is bordered on all sides with a mixture of planned unit developments, residential neighborhoods, and larger undeveloped properties.

The Applicant is considering two development options for the property. The options depend upon the City's required improvements to Cornwall Street. We note that Cornwall is a platted street but largely unimproved. We believe that this is largely due to the steep grades along Cornwall's alignment. We would suggest that a pedestrian pathway along Cornwall may be more appropriate than a partial road improvement.

In both design options, the Applicant has proposed a 48 foot wide extension of Landis with homes on either side. The northernmost lots in both designs are intended to be accessed through a shared access drive along the northern edge of the lots. We believe that the southern lots will require Class 1 variances as they have been designed to be just below City's 90' minimum depth requirements. Lot 3 will require a Class 1 variance for lot size as it is within 5% but below the required 10,000 sf minimum lot size standard. Although lot 3 is below the required lot size standard, we believe that the site will meet the required density calculation for seven lots.

As the Applicant is considering a home and lot design which would allow the northern rank of lots to take access from a rear-loaded access drive, the Applicant is considering asking for a reduced front yard setback – down to 10 feet for those lots. The street facing façade of these lots would be improved through this design by removing the garages from the front of the homes and providing an opportunity for some unique building articulation within a subdivision. The reduced front yard setback would also allow for additional parking and maneuvering space within the rear yards of lots 1 through 4. We believe that the proposed adjustment to the setback may require a series of Class 2 variances for the affected lots. Would staff support this reduction?

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

1. Please confirm any required dedications or frontage improvements which may be required along Cornwall and Landis.
2. Please confirm that a 48' ROW section will be acceptable for the extension of Landis Street. The site is constrained in size and the reduced width of the ROW will allow for a reduction in the amount of lot depth variances required. Would the City entertain a narrower ROW section?

3. Please consider the Applicant's anticipated variances for the property. We believe that a mixture of Class 1 and 2 variances would be required to develop the site due to the existing geometry of the property.
4. Please provide information regarding the City's preferred utility connections. Does the City have any concerns regarding capacity or the location of the necessary utilities?
5. Please confirm whether or not the City would consider the placement of some stormwater management facilities within the southernmost section of Cornwall?
6. What specialist reports or studies will be required in support of the land division application?
7. 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: Sierra Pacific Communities, LLC.
File

Attch: Fee for Pre-App
Pre-App Request Form
Preliminary Land Division Plan Options 1 and 2



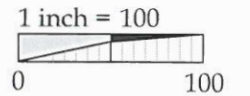
SITE STATISTICS

Site: 4096 Cornwall Street
 Taxlot: 21E36BA 06300
 Size: 5.17 acres
 Jurisdiction: City of West Linn

Dimensional Requirements:
 Zoning: R-10
 Minimum Lot Size: 10,000 SF
 Setbacks:
 Front: 20'
 Side: 7.5'
 Rear: 20'
 Street Side: 15'

SITE NOTE

Site map has been prepared using data from multiple sources including Aerial Photos, Portland Metro's GIS Data, and taxmap information. This map has been prepared for illustrative purposes only. All boundary and dimensional information should be verified by a professional land surveyor.

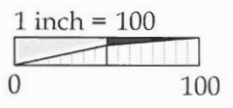




SITE STATISTICS	
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Zoning:	R-10
Minimum Lot Size:	10,000 SF
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LANDIS PROPERTIES - OPTION II
 PRELIMINARY SUBDIVISION PLAN



APRIL 2014