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City of Central Point
Community Development
140 South Third Street
Central Point, Oregon 97502

Re: Findings of Fact for a Minor Plan Amendment for The North Village at Twin Creeks. City of Central Point File No.05076.

Chapter 17.09

MODIFICATIONS TO APPROVED PLANS AND CONDITIONS OF APPROVAL

Sections:

17.09.100 Modifications--Purpose.

17.09.200 Modifications--Applicability.

17.09.400 Minor modifications.

17.09.100 Modifications--Purpose.

The purpose of this chapter is to provide an efficient process for modifying land use decisions and approved development plans, in recognition of the cost and complexity of land development and the need to conserve city resources. (Ord. 1874 §2(part), 2006).

17.09.200 Modifications--Applicability.

A. This chapter applies to all development applications approved through the provisions of this title, including:

1. Land use review approvals;
2. Site design review approvals;
3. Subdivisions, partitions, and property line adjustments;
4. Conditional use permits;
5. Planned unit developments; and
6. Conditions of approval on any of the above permit types.

FINDING: This application is to amend the tentative plan for The North Village conditionally approved by the City of Central Point.

B. This chapter does not apply to comprehensive plan amendments, land use district changes, text amendments, annexations, or other permits not listed in subsection A of this section. Any matter not identified in subsection A of this section shall be changed through the applicable process for the initial approval of such a matter.

• HERBERT A. FARBER PRESIDENT / SURVEYOR • SUSAN M. FARBER BUSINESS MANAGER •
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C. When an application for a modification is complete, the community development director shall review the proposed modification and determine whether the modification is a major or minor modification and the process to be used in processing the proposed modification, as described below. (Ord. 1874 §2(part), 2006).

17.09.400 Minor modifications.

A. Minor Modification. Any modification to a land use decision or approved development plan that is not within the description of a major modification as provided in Section 17.09.300(A).

FINDING: A pre-application conference was held on June 1, 2016, and this application was determined to be a Minor Modification.

B. Minor Modification Review Procedure. An application for approval of a minor modification shall be reviewed by the planning official using a Type I or a Type II review procedure under Section 17.05.200 or 17.05.300. The community development director is responsible for determining the appropriate review procedure based on the following criteria:

1. Minor modifications that involve only clear and objective code standards may be reviewed using a Type I procedure;
2. Minor modifications that involve one or more discretionary standards shall be reviewed through Type II procedure; and

FINDING: A pre-application conference was held on June 1, 2016, and this application was determined to be Type II.

3. When the code is unclear on whether the application should be a Type I or Type II review, a Type II procedure shall be used.

C. Minor Modification Applications. An application for minor modification shall include an application form, filing fee and narrative, and a site plan using the same plan format as in the original approval. The community development director may require other relevant information, as necessary, to evaluate the request.

FINDING: The present plan was approved on July 1, 2014 as the The North Village at Twin Creeks, Phases IV, I and II. A phase line amendment was approved June 2, 2016, Lots 48-66 now comprise Phase I. Phase I, being Lots 48-66, is not a part of this application with the proposed amendment being in Phases II and V.

The primary change on this application is to River Run Street. This street pulled in to allow lots to be fronting on both sides of the street, thereby make a more efficient use of the street resources as well as sanitary sewer and water lines. This change eliminated the alley between River Run Street and Sand Pointe Drive resulting in through lots. Through lots are not the most desirable configuration but in this case it is impracticable at this stage of development to reconfigure the entire project. This configuration allows for more efficient use of the streets, water and sewer services. The alleys were also reconfigured between Sand Pointe Drive, Castle Rock Drive and Waterside Drive. The alleys will be more efficient for traffic movement for residences and service vehicles. A pedestrian walk way

was placed between proposed Lots 161 and 160 to provide access to the open space and accommodate the Redwood tree shown on the plan. Another Alley is added to provide access to client owned property and a Verizon lease area.

The total number of residential lots as approved for Phase I and II was 109 lots, 106 residential and 3 open space/park lots. With the removal of the present Phase I, 19 lots, resulting in 87 lots for the July 1, 2014 approval within the modification area. With all of the changes we have 90 residential lots and now have 5 lots that are open space/parks in the Phase II and V modification area. This results in a 3% increase in the number of lots. The change in Open Space is from 14.21 acres to 13.34 acres or a 6% decrease in open space/parks.

D. Minor Modification Approval Criteria. The community development director shall approve, deny, or approve with conditions an application for minor modification based on written findings that the modification is in compliance with all applicable requirements of the development code and conditions of approval on the original decision, and the modification is not a major modification as described in Section 17.09.300(A). (Ord. 1874 §2(part), 2006).

FINDING: The changes to the tentative plan are in conformance with the scope of the master plan providing with a mix of housing types along with open space recreation areas.

We hereby request approval of the requested changes as submitted.

Respectfully,



Herbert A Farber, agent

Date 07-07-2016