



MEMORANDUM

TO: Planning Commission

FROM: Lauren Russell, AICP, Associate Planner

DATE: October 23, 2019

SUBJECT: Cedar Hills Shopping Center at Park Way Redevelopment and SC-MU Zone Text Amendment (DR2019-0110 / LD2019-0026 / PD2019-0002 / TA2019-0001) Supplemental Memorandum

Staff provides this supplemental memorandum to modify two conditions of approval in Attachment F of the Staff Report dated October 16, 2019, as well as correct typographical errors and an error in which the two conditions of approval related to the Parking Determination application were incorrectly included with the Preliminary Partition conditions of approval.

Page COA-1:

~~DR2019-0081~~ DR2019-0110

Page COA-3:

~~19. Provide plans for the underground placement of proposed franchise utility lines along street frontages, and for affected services to existing lots. (Site Development Division/NP)~~

19. If existing overhead utility poles along street frontages must be moved to accommodate the proposed improvements, the affected lines must be undergrounded as determined by the City Engineer. Fee in lieu criteria for utility undergrounding is per Section 60.65 of the Development Code. (Site Development Division/NP)

Page COA-7:

The following condition of approval is modified per Washington County's letter, attached to this memorandum as Exhibit 4.3.

37.b.ii.5. Construction of frontage improvements ~~on~~ along the site's frontage of SW Park Way ~~to include:~~ 10-foot sidewalk, 4-foot tree wells with street trees, street signage, street lighting, curb/gutter, 8-foot parking ~~on the~~ (south side only), 7-foot buffered bike lane, and one travel lane in each direction with a continuous center turn lane. Note: show the limits of ODOT rights-of-way.

Pages COA-12 and COA-13:

LD2019-0026

A. Prior to Site Development Permit issuance, the applicant shall:

~~1. Provide a shared parking agreement signed by the owners of Tax Lots 2800 and 2900.
(Planning/LR)~~

B. A. Prior to approval of the Final Plat, the applicant shall:

~~4. Provide a shared parking agreement signed by the owners of Parcel 1, Parcel 2, and Tract A.
(Planning/LR)~~

Page COA-13:

PD2019-0002

1. Ensure that the Design Review Three (~~DR2019-0084~~ DR2019-0110) and Preliminary Partition (LD2019-0026) have been approved and are consistent with the submitted plans. (Planning/LR)

A. Prior to Site Development Permit issuance, the applicant shall:

~~2. Provide a shared parking agreement signed by the owners of Tax Lots 2800 and 2900.
(Planning/LR)~~

B. Prior to approval of the Final Plat, the applicant shall:

~~3. Provide a shared parking agreement signed by the owners of Parcel 1, Parcel 2, and Tract A.
(Planning/LR)~~

Exhibits:

Exhibit 4.3 – Washington County, dated October 4, 2019, revised October 22, 2019