



February 2023 Planning Commission Meeting Agenda Item No. 3 (Public Hearing Continued)

Z0489-22-M

Partition and Adjustment Application – 18340 Cornell Place



GLADSTONE
Oregon

Project Location



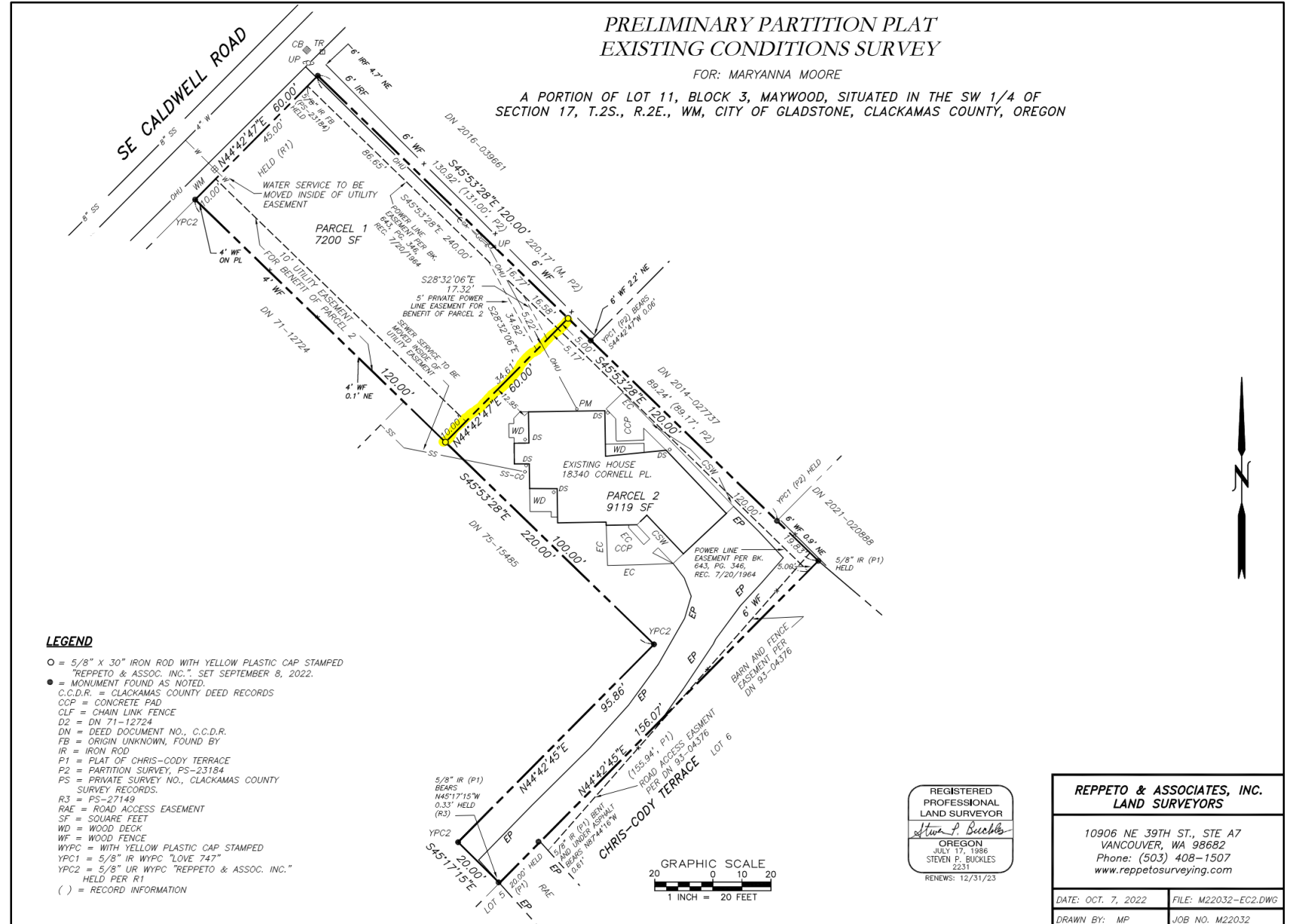
R-7.2 Single-Household Residential Zoning District



18340 Cornell Place
Tax Lot 22E17CC00600

Project Overview

- 2-parcel partition
- Existing home remains on Parcel 2 (flag lot, rear and side yard setback adjustment requested)
- Parcel 1 vacant and buildable
- R-7.2 zoning



Public Hearing Continuation

The Planning Commission continued the public hearing to February 21, 2023, and asked staff to provide the following 3 additional findings:

1. Provide evidence of past partition decisions the city has made where public improvements were required, to demonstrate a precedent of this type of condition;
2. Provide a rough estimate of the cost for the applicant to obtain construction plan approval, as identified in recommended Special Condition 8; and
3. Verify that the city is acting legally in applying Special Condition 8 to the partition approval.

RECOMMENDATION

The Gladstone Planning Staff **continue to recommend Approval** of the Land Partition and Adjustments with the following 11 Special Conditions of Approval:

1. Storm Drainage
2. Water
3. Sanitary Sewer
4. Easements
5. Street Improvements
6. Grading
7. Erosion Control
8. Construction Plans
9. Pre-Construction Conference
10. As-Built Plans*
11. Final Occupancy

*Staff recommends updating to read, “At the completion of construction, and prior to the approval of the Certificate of Occupancy, the applicant shall provide the City Public Works Department and Oak Lodge Water Services with as-built submittals”.