

## 4.1404 LDR-PV

Standards to be addressed in narrative

### 4.1407 - Permitted Uses Table

Standard	N/A	Findings
4.1407 - Permitted Uses		The subject property contains a combination of LDR-PV and MDR-PV with the majority the property zoned LDR-PV. All lots with this zoning designation will be developed with single-family detached dwellings, a permitted outright use in this zone.

### 4.1408(A) - Development Standards Table

Standard	N/A	Findings
4.1408(A) - Residential Density		This section requires a density range between 5.3 units/net acre to 7.9 units/net acre. The net area of the area designated LDR-PV is 21.13 acres after excluding the right-of-way. The required density range for this area is a minimum of 112 units and a maximum of 167 units. The proposal includes 143 units (6.77 units/net acre) in compliance with this standard.
4.1408(A) - Minimum Lot Size		This section requires a minimum lot size of 5,000 square feet. All lots in the proposed LDR-PV portion of the subdivision contain at least 5,000 square feet.
4.1408(A) - Minimum Lot Dimensions - Detached Dwelling Unit		This section requires the width at the building line for interior lots to be a minimum of 35 feet wide and 40 feet wide for corner lots. The minimum depth for both interior and corner lots is 70 feet. All lots in the proposed development exceed these standards.
4.1408(A) - Minimum Lot Dimensions - Single-Family Attached Dwellings (2 units)	N/A	
4.4108(A) - Minimum Lot Dimensions - Single-Family Attached Dwellings (3+ Units)	N/A	
4.1408(A) - Minimum Lot Dimensions - Duplex	N/A	
4.1408(A) - Maximum Lot Width/Depth Ratio	N/A	
4.1408(A) - Minimum Street Frontage - Detached Dwelling Unit		This section requires the minimum street frontage for interior lots to be 35 feet wide and 40 feet wide for corner lots. All lots comply with this standard except flag lots or lots proposed to be accessed by easement.
4.1408(A) - Minimum Street Frontage - Single-Family Attached Units (all types)	N/A	
4.1408(A) - Minimum Street Frontage - Duplexes	N/A	
4.1408(A) - Minimum Street Frontage - Attached Dwellings (3+ Units)	N/A	
4.1408(A) - Building Height - Maximum		The maximum building height in this zone is 35 feet. This standard will be complied with at the time building plans are submitted.
4.1408(A) - Building Height Transition	N/A	

Standard	N/A	Findings
4.1408(A) - Buffering Required - See Section 9.0100		The proposed single family residential subdivision abuts other single family residences and does not require buffer screening.
4.1408(A) - Off-Street Parking - See Section 9.0851		Section 9.0851 requires single family dwellings to provide two vehicle parking spaces per dwelling. Each dwelling built on these lots will include a minimum two car garage and a minimum of two spaces in front of the garage. The requirements of this standard will be addressed with development of homes on the lots.
4.1408(A) - Safe Neighborhood Design Performance Standards - (Section 4.1411)		The requirements of Section 4.1411 are reviewed in that section below.
4.1408(A) - Clear Vision Area - See Section 9.0200		The requirements of Section 9.0200 are reviewed in that section below.

**4.1408(B) - Setback Standards - LDR-PV**

Standard	N/A	Findings
<b>4.1408(B) - Minimum - Detached Dwelling Units</b>		
- Front Façade		This section requires a minimum 10 foot setback to the front facade. This requirement will be addressed with submittal of building plans.
- Front Porch		This section requires a minimum six foot setback to the front porch. This requirement will be addressed with submittal of building plans.
- Front Garage		This section requires a minimum 20 foot setback to the garage. This requirement will be addressed with submittal of building plans.
- Interior Side		This section requires a minimum five foot setback to the structure on the interior side yard. This requirement will be addressed with submittal of building plans.
Option - Zero-Lot Line	N/A	
- Street Side Wall	N/A	
- Street Side Porch	N/A	
- Street Side Garage	N/A	
- Rear, No Alley	N/A	
- Rear, With Alley	N/A	

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#### 4.1411 - Safe Neighborhood Design Performance Standards

Standard	N/A	Findings
4.1411(A) - Visible Dwelling Front		<p>These provisions apply to detached single-family, attached single-family dwellings and duplexes. Except for dwellings on the flag portion of flag lots, the front door of dwellings shall be oriented toward the street. At least 75% of that street frontage shall be visible from: the front door, or street facing ground floor windows, or street facing second floor windows. All homes except for those on flag lots (Lots 50, 76, 77, 179) and Lots 75, 78, 178 accessed by an easement will be oriented towards the street and will be designed in compliance with this standard.</p>
4.1411(B) - Street Pedestrian Connection Options		<p>Except for dwellings on the flag portion of flag lots and lots accessed by easement as noted above, the front door of dwellings shall provide either a three foot wide separate walkway or a combined walkway. All homes with the exception of those constructed on flag lots and accessed by easements as noted on the section above will contain a walkway as required.</p>
4.1411(C) - Street Surveillance Options		<p>At least one item from a list of four items shall be provided. A front porch meeting the dimensional requirements in this section will be provided. The majority of homes will also meet the 16-foot maximum setback requirement. The proposal complies with this standard.</p>

#### 4.1468 - Green Development Practices and Green Streets for Stormwater Management

Standard	N/A	Findings
4.1468(C) - On-site Green Development Practices		The proposed stormwater system will use a combination of rain gardens and an offsite detention facility located on 7927 SE 190th Ave. (1S3E20C tax lot 400) across SE 190th Ave. from the subject property. The details of this design were previously approved by the City of Gresham. A detailed Preliminary Stormwater Management Report is submitted with this application.
4.1468(D) - Discharge to & Design of Regional Management Facilities		As noted above stormwater will be detained and treated in a regional facility on a separate tax lot located across SE 190th Ave. to the west of the subject property.
4.1468(G) - Parking Lot Landscaping	N/A	
4.1468(H) - Discharge to Approved Conveyance Facility		Stormwater leaving the site will be discharged to the approved facility located on 7927 SE 190th Ave. directly west of the property.
4.1468(I) - Stormwater Management Plan Compliance		The applicant is aware that the a grading or building permit may not be issued unless the submitted stormwater management plan has been approved.
4.1468(J) - Operations and Maintenance Requirements		The applicant acknowledges that the property owner, its successors or assigns, including any homeowner association, are required to adequately maintain the on-site Green Development Practices according to the recorded operations and maintenance agreement.
4.1468(K) - Landscaping		The submitted Preliminary Stormwater Management Report has been designed with the goal of protecting and enhancing water quality and aquatic habitat by providing for the infiltration, storage, and treatment of surface water runoff.

#### 4.1469 - Tree Planting Requirements

Standard	N/A	Findings
4.1469(B) - Tree Planting Plan		Tree preservation is shown on the Existing Condition Sheets for each Phase. Street trees will be planted according to city standards.
4.1469(B)(1) - Single-Family Detached & Duplexes		The details of the tree planting plan will be submitted with construction plans.

#### 4.1471 - Master Plan Applicability

Standard	N/A	Findings
4.1471 - Land Use Approvals Must be Consistent with the Master Plan		The proposed subdivision shifts the location of the zoning sub-districts. Because the subject property is not located within the approved Pleasant Valley Master Plan, the applicant has submitted an application to initiate a Master Plan with this application.
4.1475(B) - Lot Access - Less than 50 Feet of Frontage		All lots zoned LDR-PV contain as least 50 feet of frontage as required by this section.

#### 4.1476 Housing Variety

Standard	N/A	Findings
<b>4.1476(A) - LDR-PV Housing Option (Choose 1)</b>		
4.1476(A)(1) - >30% Lots >7500-sf	N/A	Due to the configuration of the property and topographic constraints, 12 of the 183 lots (6%) contain greater than 7,500 square feet.
4.1476(A)(2) - >15% Dwellings Have Accessory Dwellings	N/A	
4.1476(A)(3) - >30% Alley Loaded & at Least 2 From 4.1476(A)(5)	N/A	
4.1476(A)(4) - >30% Garages Flush or Behind Rear Building Line of Dwelling	N/A	
4.1476(A)(5) - Street Level Variety - At Least Four		The applicant intends to use at least four of techniques described in this section to comply with the housing variety requirement. This standard will be addressed for the development as a whole rather than for the sub-neighborhoods identified in the Pleasant Valley Master Plan.
<b>4.1476(C) - LDR-PV &amp; MDR-PV Housing Variety</b>		The proposed project includes both LDR-PV and MDR-PV residential sub-districts. As allowed by this section, a proposal is allowed to combine the densities of the two sub-districts when the LDR-PV and MDR-PV Housing Variety requirements in Section 4.1476 are met. The applicant intends to comply with the housing variety requirements in both sub-districts to comply with this standard.
<b>4.1476(D) - Average Minimum &amp; Maximum Density</b>	N/A	Both sub-districts comply with density requirements.

