



PRE-APPLICATION CONFERENCE

September 26, 2023

TO:

Kelly O’Neill Jr., Development Services Director
Tyler Deems, City Manager
Andi Howell, Transit Director
Greg Brewster, IT Director
Terre Gift, Building Official
Thomas Fisher, Engineering Tech
Rochelle Anderholm – Parsch, Parks & Rec Director
David Snider, Economic Development Manager
Clackamas County, Fire Marshal
ODOT

FROM: Planning Department

When:	Thursday, November 16, 2023
Time:	9:30am
Place:	City Hall Conference Room – City Hall – 39250 Pioneer Blvd
Applicant:	Arkitalo (Ben Smith) / Brothers Development / Shan Hill
Project:	Creekside Village Apartments – 38800 & 38920 Junker St.
Type:	Type III
Assigned Planner:	Patrick Depa, Senior Planner

Please return your comments to the City of Sandy two days prior to the pre-application conference if possible. (Attn: Patrick at planning@ci.sandy.or.us)

*** Attached - please find pre-application information.**



Name of Project:	Creeside Village
Location or Address:	38800 & 38920 JUNKER ST

Map & Tax Lot #	T: see below	R:	Section:	Tax Lot (s):
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Request: Pre-App Meeting for the new development on the following taxlots:
24E13CA07300, 24E13CA07200 & 24E13CA07100

I am the (check one) owner lessee of the property listed above, and the statements and information contained herein are in all respects true, complete and correct to the best of my knowledge and belief.

Applicant (if different than owner) Shan Hill	Owner Brothers Development LLC
Address	Address 13924 Se 131st Ave
City/State/Zip	City/State/Zip Clackamas, OR. 97015
Email shanhillREP@pm.me	Email mitch.webb@brothers-building.com
Phone 503.608.8290	Phone 503-705-5680
Signature <i>Shan J. Hill</i>	Signature <i>Mitchell Webb</i>

Staff Use Only

Date:	Fee\$:	Rcvd by:	Planner:	
Type of review:	Type I <input type="checkbox"/>	Type II <input type="checkbox"/>	Type III <input type="checkbox"/>	Type IV <input type="checkbox"/>
Date of Pre-App meeting:				

JUNKER STREET DEVELOPMENT FEASIBILITY STUDY



Google Image | July 24, 2021

Date: August 19, 2023
Attention: Brothers Development LLC & Shan Hill
Project Address: 38800 & 38920 Junker Street
Owners: Brothers Development LLC & Shan Hill

Zoning & Development Summary

Taxlots: 24E13CA07300, 24E13CA07200 & 24E13CA07100

Development: Sandy Urban Growth Boundary

Zoning: High Density Residential (R3)

This district is intended to implement the High Density Residential Comprehensive Plan designation by providing for housing in close proximity to retail, public amenities; major transportation routes and transit services where public sewer, water and other services are readily accessible. R-3 uses are designed to be a transition area between commercial and industrial uses and low-density single family uses. Pedestrian connections are required to ensure a direct walking route to retail shops. All development shall also provide access to the surrounding neighborhood with excellent linkage between residential areas, schools, parks, and commercial. Density shall not be less than 10 or more than 20 units per net acre.

Primary Uses Permitted Outright: Single Detached, if located on an existing lot of record or in conjunction with a planned development; Single Attached Zero Lot Line; Duplex; Row houses; multi-family dwellings; Manufactured home parks; Boarding houses and rooming houses; Residential facility.

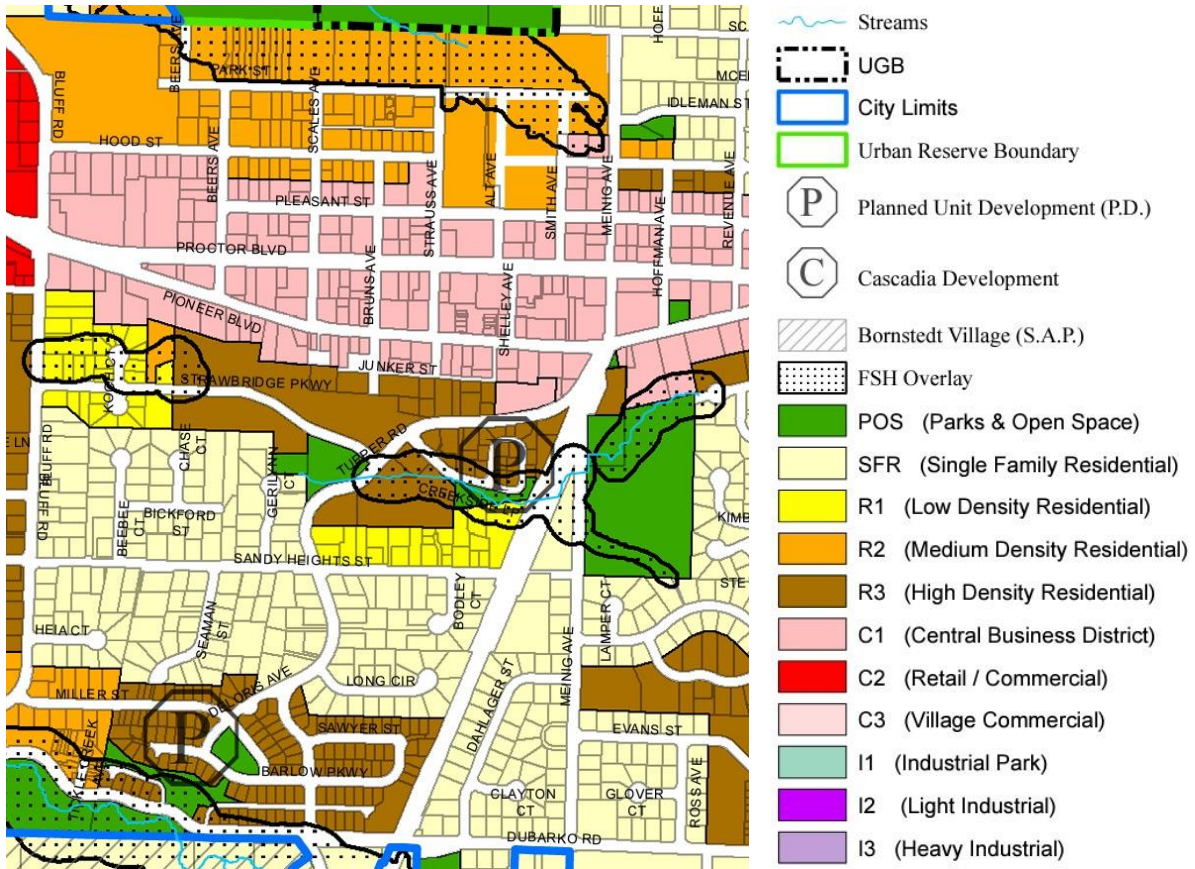
Accessory Uses Permitted Outright: Accessory dwelling unit (see Chapter 17.74); Family daycare homes; Home business; Minor utility facility; Other development customarily incidental to the primary use.

Development Standards:

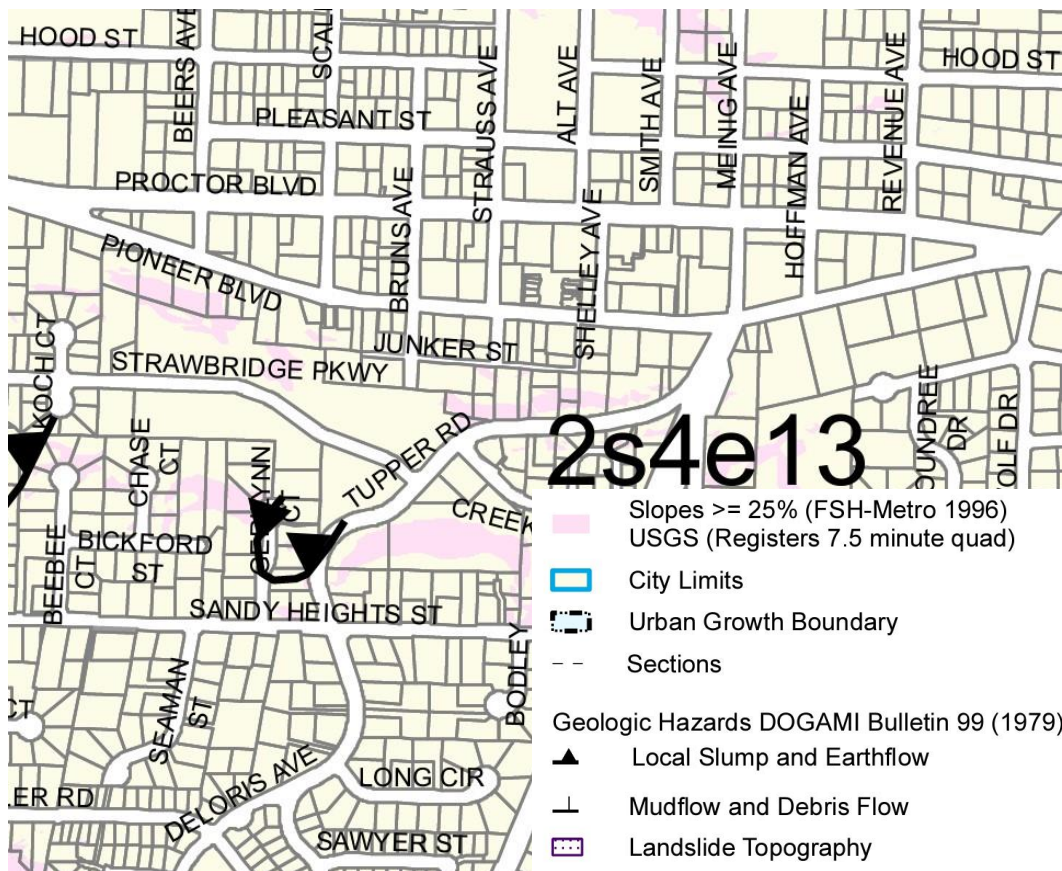
Lot Size	1.14 Acres
Allowable Density	10-20 UNITS/ACRE*
Minimum Landscaping	25%
Maximum Building Height	35'
Minimum Private Outdoor Area Per Unit	60 Sq Ft
Minimum Shared Outdoor Area Per Unit	200 Sq Ft
Off Street Parking	1.5/1-Bed 2.0/2+ Bed (15% unassigned)
Bicycle Parking	1/unit Bed (15% unassigned)
Parkland Requirement	0.154 Acres
Parks fee in-lieu (approximate)	\$212,790.00**

*The Planning Commission may increase the underlying density of the zoning district through the conditional use permit process if warranted based on the size of the dwelling units, number of proposed occupants, lesser impact on surrounding properties, and other relevant factors. Density is limited to the increase of 50% in the R3 zone.

**At the city's discretion only, the city may accept payment of a fee in lieu of land dedication. The city may require payment in lieu of land when the park land to be dedicated is less than 3 acres. A payment in lieu of land dedication is separate from Park Systems Development Charges, and is not eligible for a credit of Park Systems Development Charges. The amount of the fee in lieu of land dedication (in dollars per acre) shall be set by City Council Resolution, and it shall be based on the typical market value of developed property (finished lots) in Sandy net of related development costs.



Sandy Oregon Zoning Map



Hillside Development District Overlay Map

Land Use Reviews: All applications for land use approval under the Sandy Development Code shall be reviewed under the highest numbered procedure required for the development proposal. Because portions of this site are in the hillside development district, this is likely a Type II design review combined with hillside development review and would be considered under Type II procedure.

Pre-Application Conference: A pre-application conference is required for all Type II, III, and IV applications unless the Director determines a conference is not needed.

Improvements, Access and Utilities:

- Junker Street will necessitate improvements in compliance with the Junker Street Circulation Plan.
- In accordance with Improvements Required with Development – Pedestrian and Bicyclist Requirements Section 17.84.30(A), a sidewalk on the north side of Junker shall be required.
- Submit a traffic impact analysis (TIA) or traffic letter after scoping with the City Transportation Engineer. Work with City Transportation Engineer, DKS Associates, on determining scope.
- Sanitary sewer mainlines are located in the Junker Street right-of-way north of the subject property and in Tupper Road south of the subject property. Most of the property won't be able to gravity flow to the sewer line to the north. A pump station will be required to bring the sanitary sewer line to Tupper Road.
- Water mainlines are located in the Bruns Avenue right-of-way west of the subject property, and Strauss Avenue and Junker Street to the east. Public Works will require the applicant to run a 6-inch waterline along Junker Street to connect the two existing waterlines in Bruns Avenue and Strauss Avenue.
- Stormwater mainline is located in Tupper Road. The site shall include onsite treatment and detention in accordance with the 2020 City of Portland SWMM with higher rainfall totals as adopted by the City of Sandy.
- Street lighting shall be installed in accordance with the City of Sandy Streetlighting Guidelines.
- Broadband infrastructure exists in Junker Street that you will need to connect to. SandyNet will need to coordinate when dry utilities are put in.

Summary: A multifamily development consisting of eighteen 2-to-3-bedroom units, has a high potential for approval on this site. A variance for required 15% common parking will be needed with the townhouse style design. This common parking requirement is for a typical multifamily structure, such as apartment building.

Attachments: SD.0 SITE PLAN (2023-09-19_JUNKER_SD SITE PLAN)

Signed,



Benjamin Smith, AIA
Principle Architect, NCARB
tel: 541.886.6104 | arkitalo.com

ärkitalo

Architecture & Design, LLC

ZONING INFORMATION

PROJECT ADDRESS: 38800 & 38920 JUNKER ST, SANDY, OR 97055

SITE DATA

LOT SIZE: 1.14 ACRES

SETBACKS:

FRONT: 10'

REAR: 15'

SIDE YARD: 5'

SOLAR: N/A

DETACHED GARAGE SETBACKS: 20'/15'/5'

MAX INTRUSION OF SETBACKS: 5' (F&B)/2.5' (S)

SITE DESIGN CRITERIA:

JURISDICTION: CITY OF SANDY

SITE ZONING: R-3

ALLOWABLE DENSITY: 20 UNITS/ACRE

ACTUAL DENSITY: TBD UNITS/ACRE

MINIMUM LANDSCAPING: 25%

ACTUAL LANDSCAPING: TBD

MAX BUILDING HEIGHT: 35'

ACTUAL BUILDING HEIGHT: TBD

MIN PRIVATE OUTDOOR AREA/UNIT: 48 S.F.

ACTUAL PRIVATE OUTDOOR AREA/UNIT: 60 S.F.

MIN SHARED OUTDOOR AREA/UNIT: 200 S.F.

ACTUAL OUTDOOR AREA/UNIT: TBD

LEGEND

---	PROPERTY LINE
---	SETBACK LINE
---	EXISTING TOPO CONTOURS
---	MODIFIED TOPO CONTOURS
EXISTING NEW	SANITARY SEWER LINE TO CITY SEWER SYSTEM, VERIFY LOCATION W/ CITY
EXISTING NEW	WATER SUPPLY LINES, VERIFY LOCATION W/ CITY UTILITY PROVIDER
EXISTING NEW	ELECTRICAL SUPPLY, VERIFY LOCATION
EXISTING NEW	STORM DRAINAGE LINES
EXISTING NEW	CABLE/DATASERVICE LINE
---	FENCING
---	4" PERFORATED PVC FOUNDATION DRAIN IN FILTER SOCK, DO NOT TIE D.S. TO FD
---	CONDITIONED SPACE
---	UNCONDITIONED SPACE
---	SHARED OUTDOOR RECREATION AREA
---	NEW TRAIL
---	CONCRETE DRIVEWAY/PATIO/WALK
---	DECKING

DRAINAGE NOTES

-ALL RUNOFF TO BE COLLECTED ON PROPERTY.

-GUTTER SYSTEM WILL COLLECT ROOF WATER & DRAIN TO STORMWATER DRAINAGE SYSTEM. STORM WATER DRAINAGE LINE WILL BE DRAINED INTO SWALE LOCATED ON SITE PLAN.

-ALL FOUNDATION DRAINS TO BE TIGHT LINE AND PUMPED TO SWALES.

PROJECT: CREEKSIDE VILLAGE

PROJ.#:	22010	PHASE:	#Project Status
REV	DATE	DESCRIPTION	

SHEET TITLE: SITE PLAN

SHEET #:
SD.0

NOT FOR CONSTRUCTION



1 SITE PLAN
SCALE: 1" = 20'