

# Grading / Zone Density

DRB A – Hearing

4/12/21

Anthony Calcagno  
7563 SW Vlahos Dr.



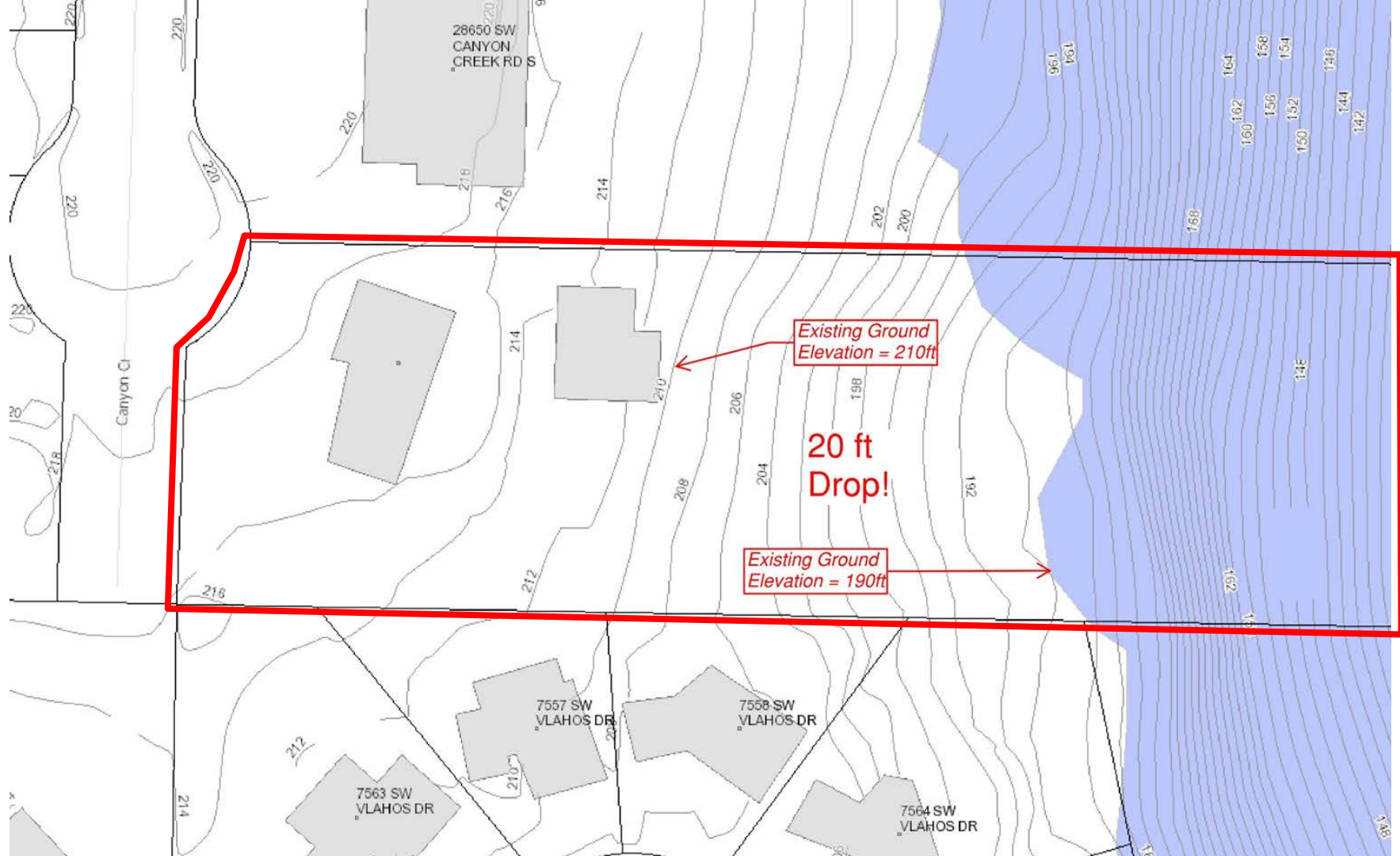
**Excerpts from the application:**

Outside the SROZ, the developer will minimize grading to only what is required to install site improvements and build homes.

The applicant has designed, and will construct, water, sewer, and stormwater infrastructure in accordance with the applicable City requirements in order to minimize adverse impacts on the site, adjacent properties, and surrounding resources.







28650 SW  
CANYON  
CREEK RD S

Canyon Cr

Existing Ground  
Elevation = 210ft

20 ft  
Drop!

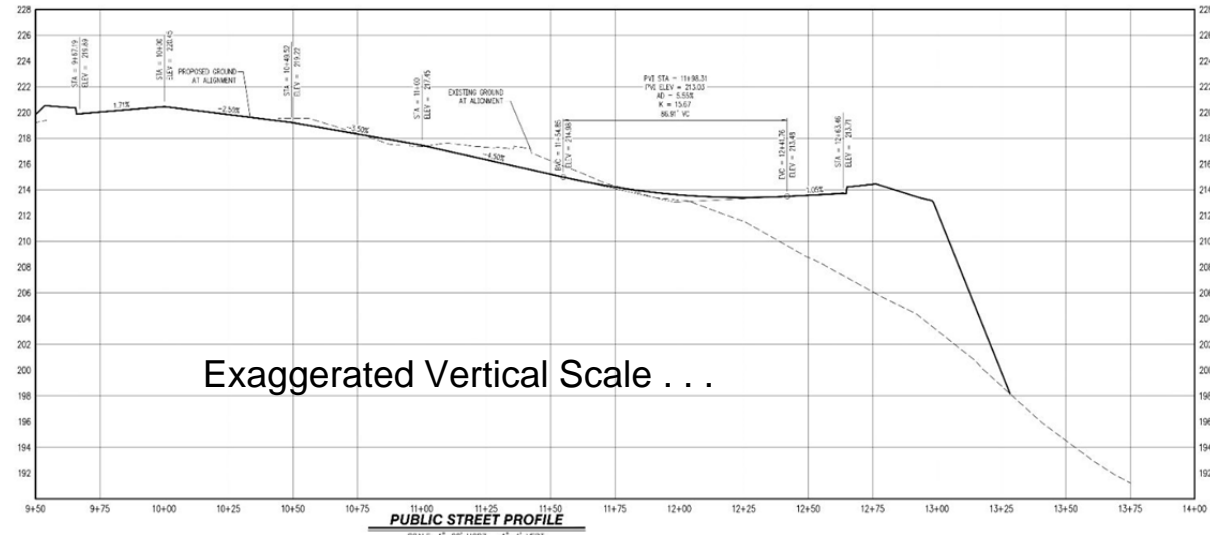
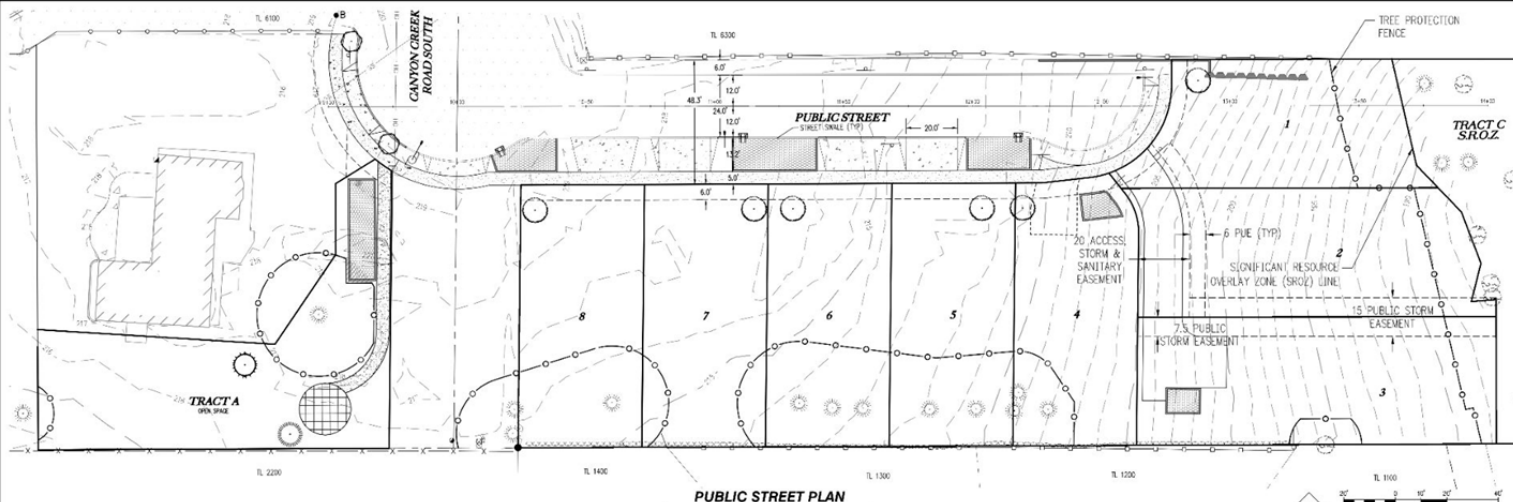
Existing Ground  
Elevation = 190ft

7557 SW  
VLAHOS DR

7558 SW  
VLAHOS DR

7563 SW  
VLAHOS DR

7564 SW  
VLAHOS DR



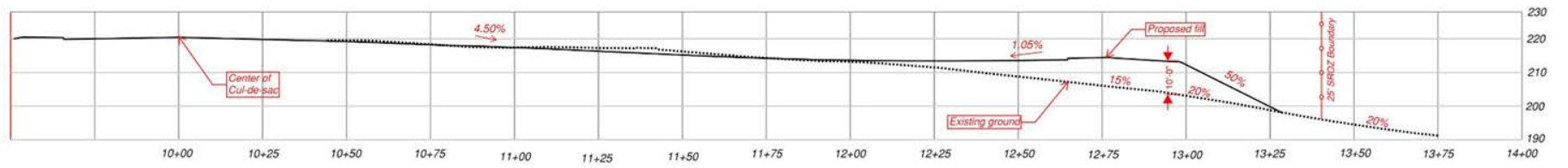
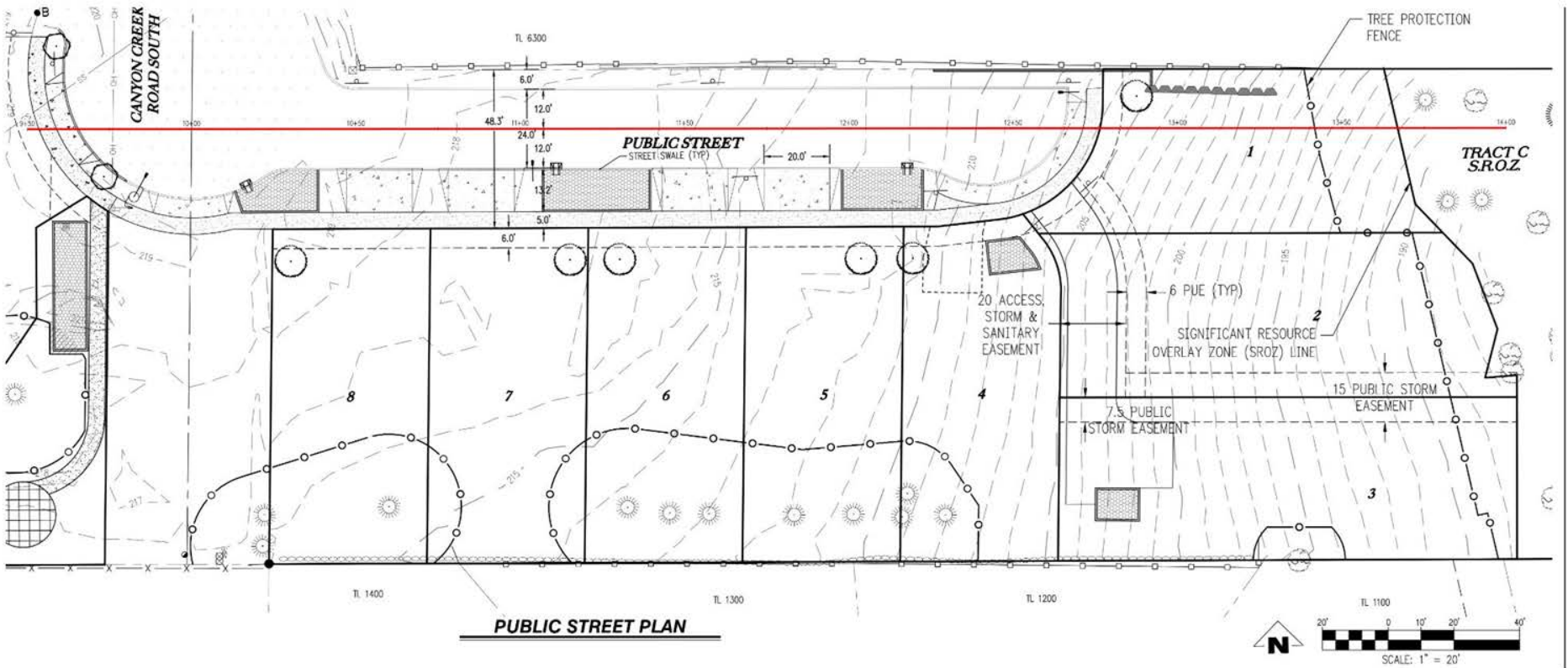
Exaggerated Vertical Scale . . .

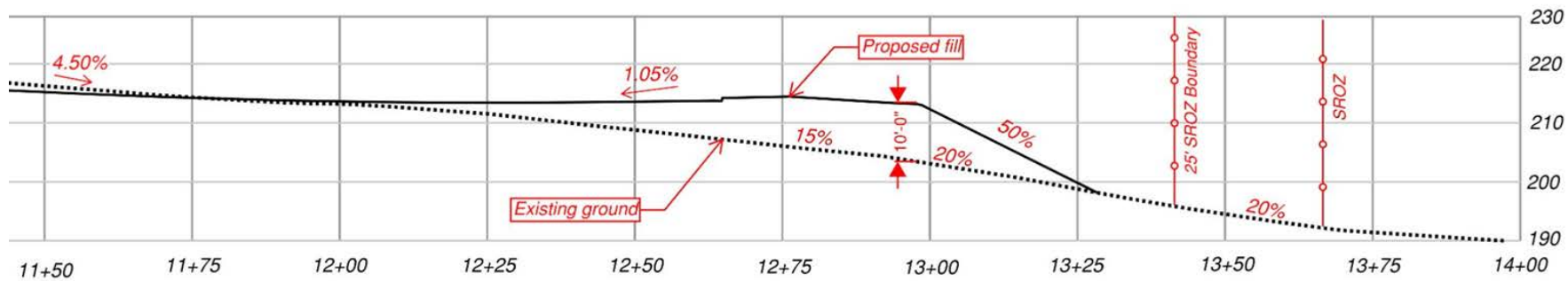
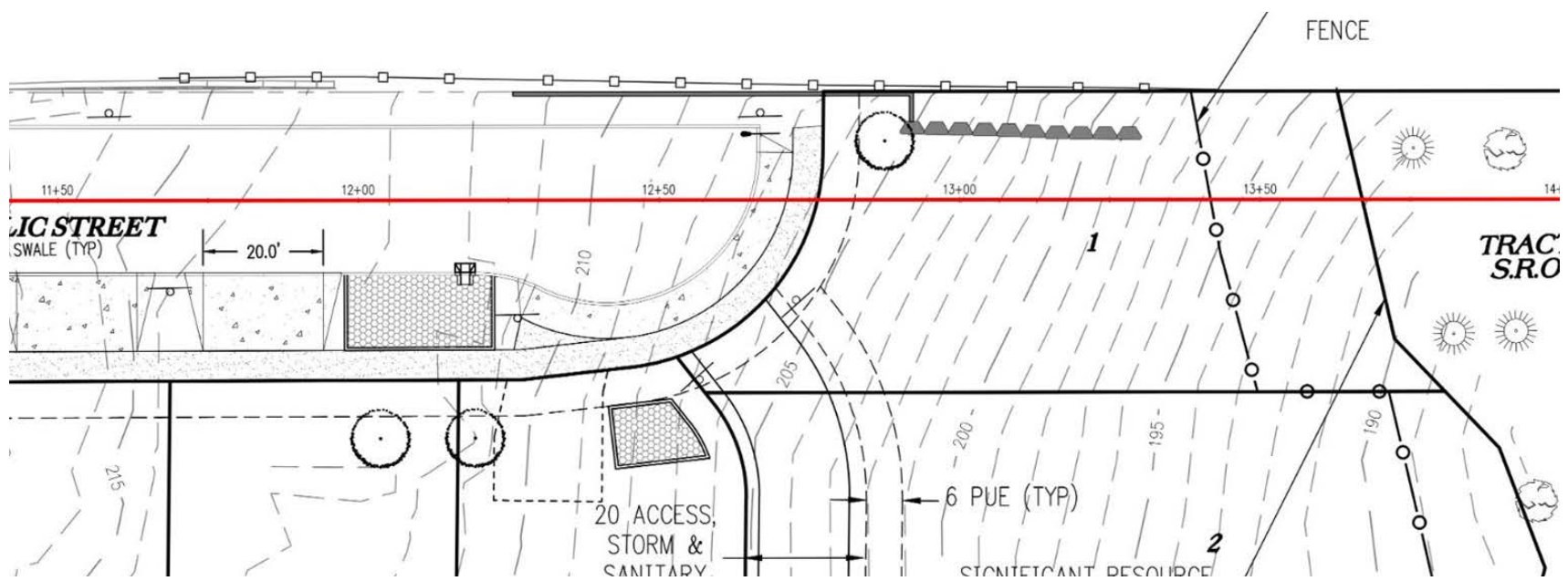
28700 CANYON CREEK RD S  
 TAX LOT 6400  
 TAX MAP 31W13BD  
 NW 1/4 OF SEC 13, T 3S R 1W W.M.  
 WILSONVILLE, OREGON

**PRELIMINARY PUBLIC STREET PLAN AND PROFILE**

REVISIONS	DATE	BY	DESCRIPTION
	11/07/20	JL	FLAWLESS CITY, LAMAR, ST. ALISON
	11/17/22		

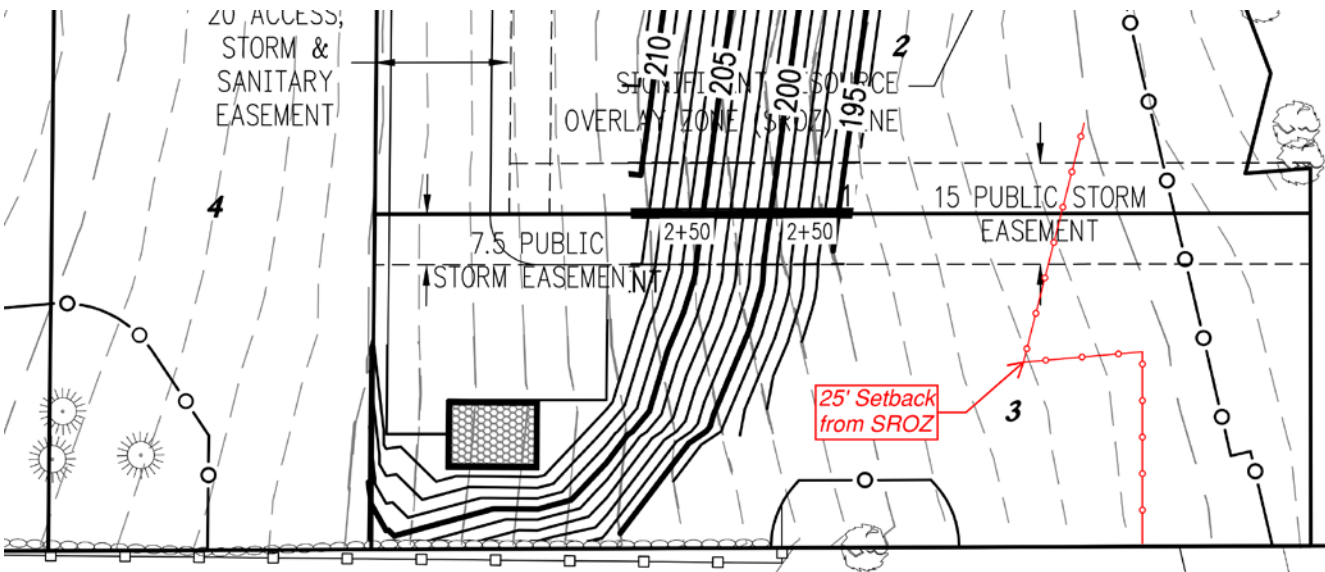
**EMERIO**  
*Designs*  
 6445 SW PALMBOOM BLVD, SUITE 100  
 BEASLEY, OREGON 97105  
 TEL: (503) 744-1100  
 FAX: (503) 744-1200



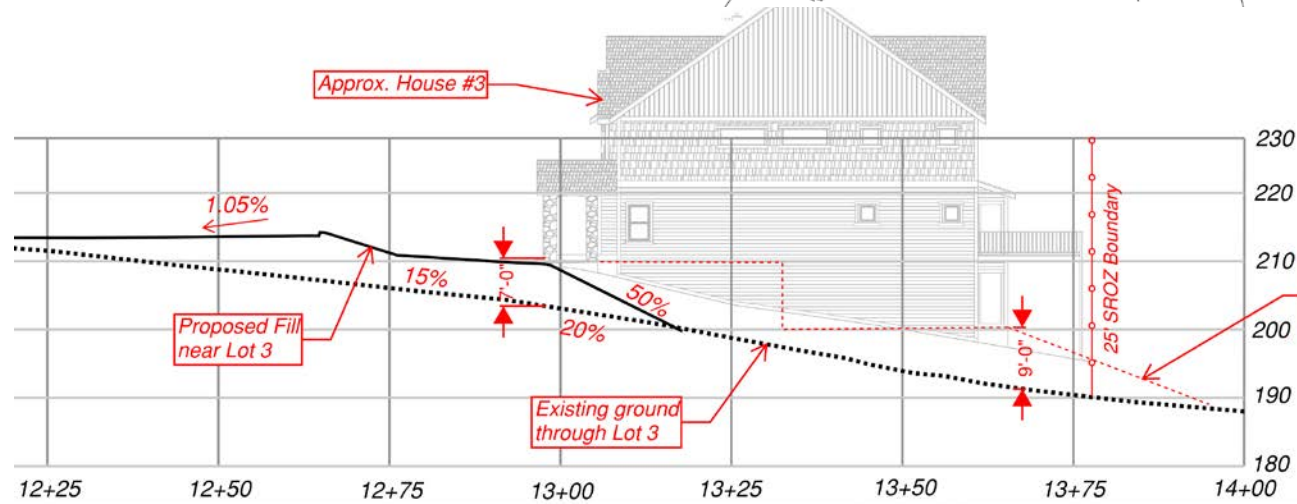


About 2,200 cubic yards of fill, and likely not enough

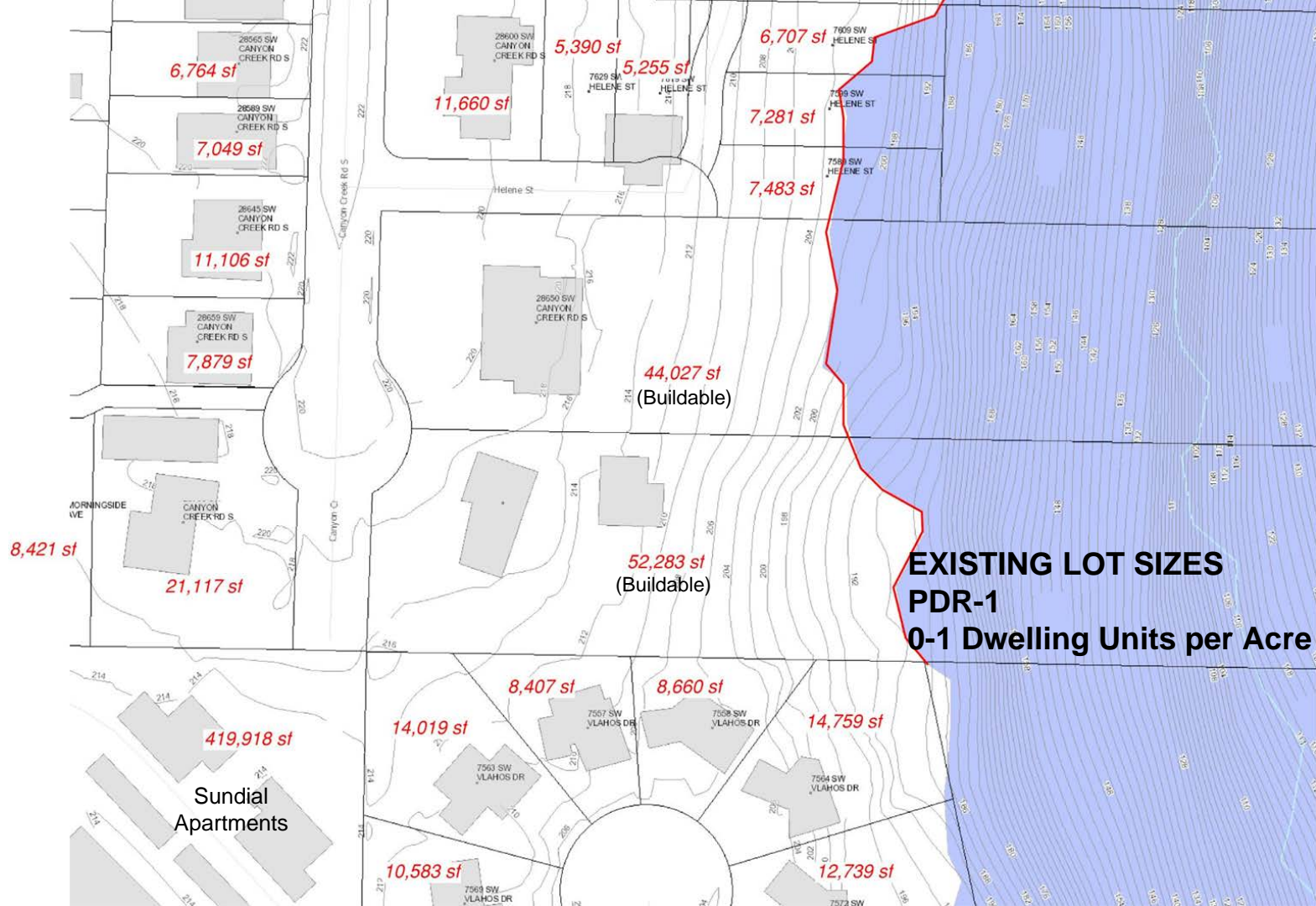


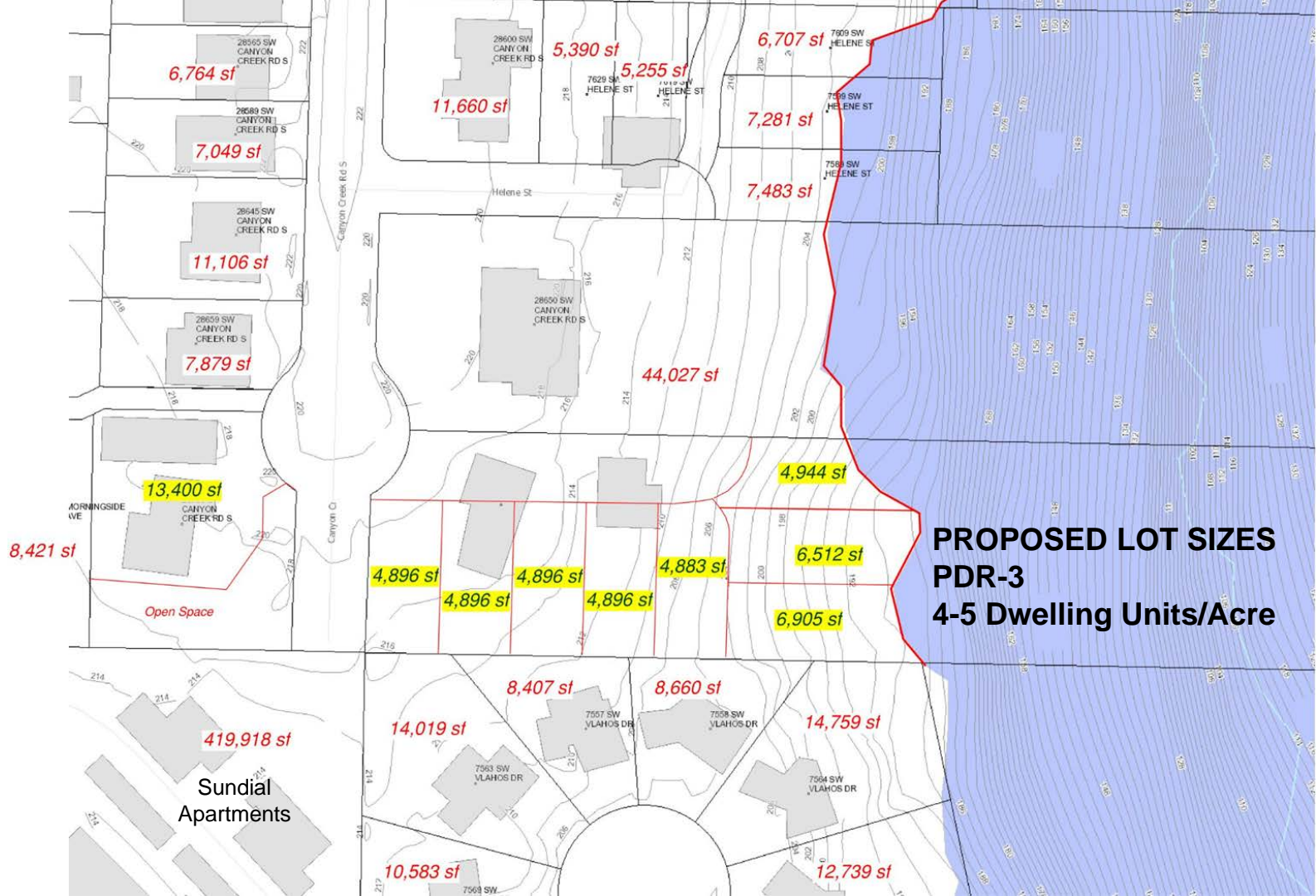


- Revised 10' setback on south side, 7.5' on north side
- 18' drop from front of house to ground at back
- Will need additional fill or more walls
- New fill directs water toward south properties
- 9 Trees to be removed in this property alone
- House built entirely on fill? Likely to settle

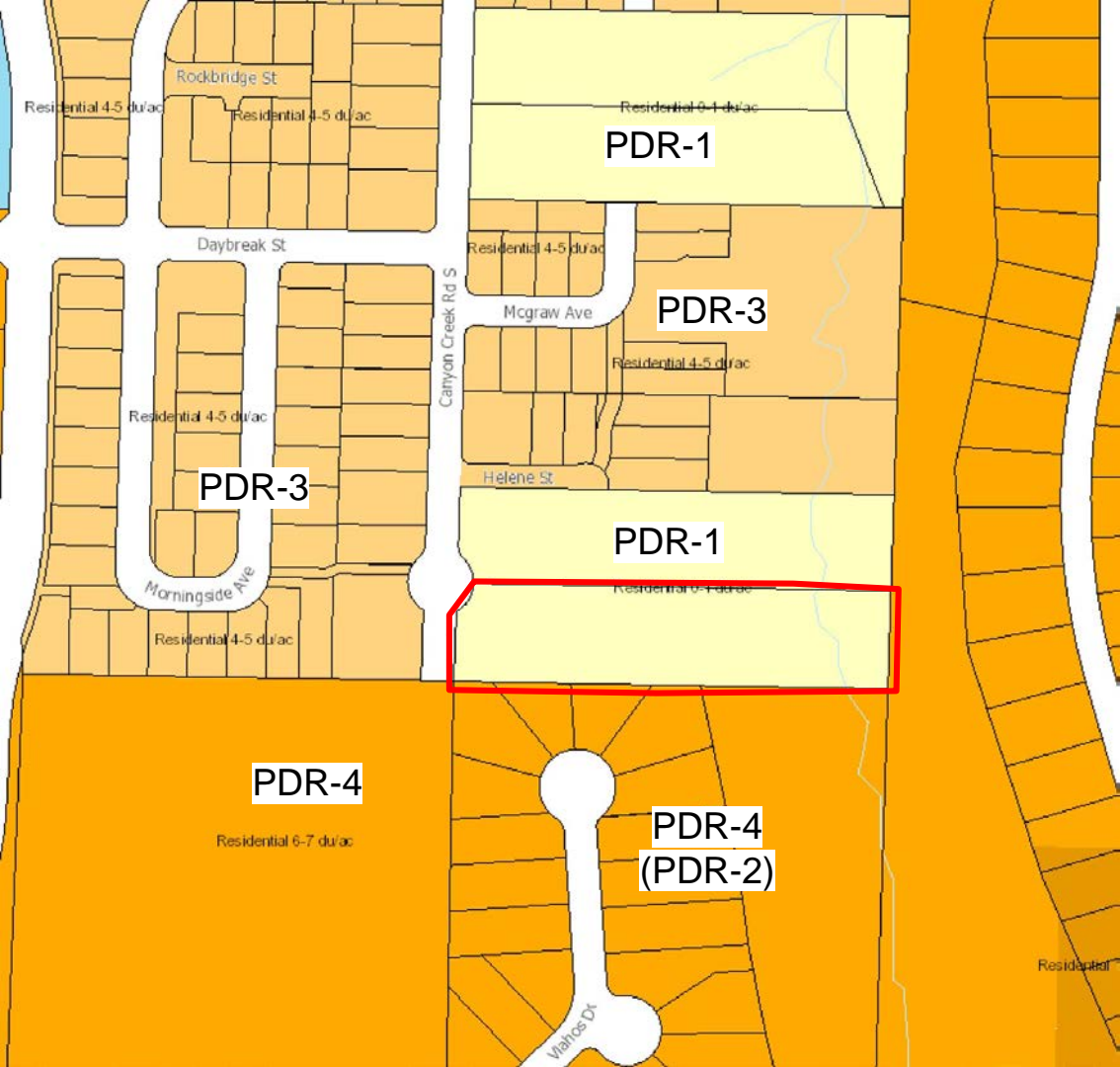


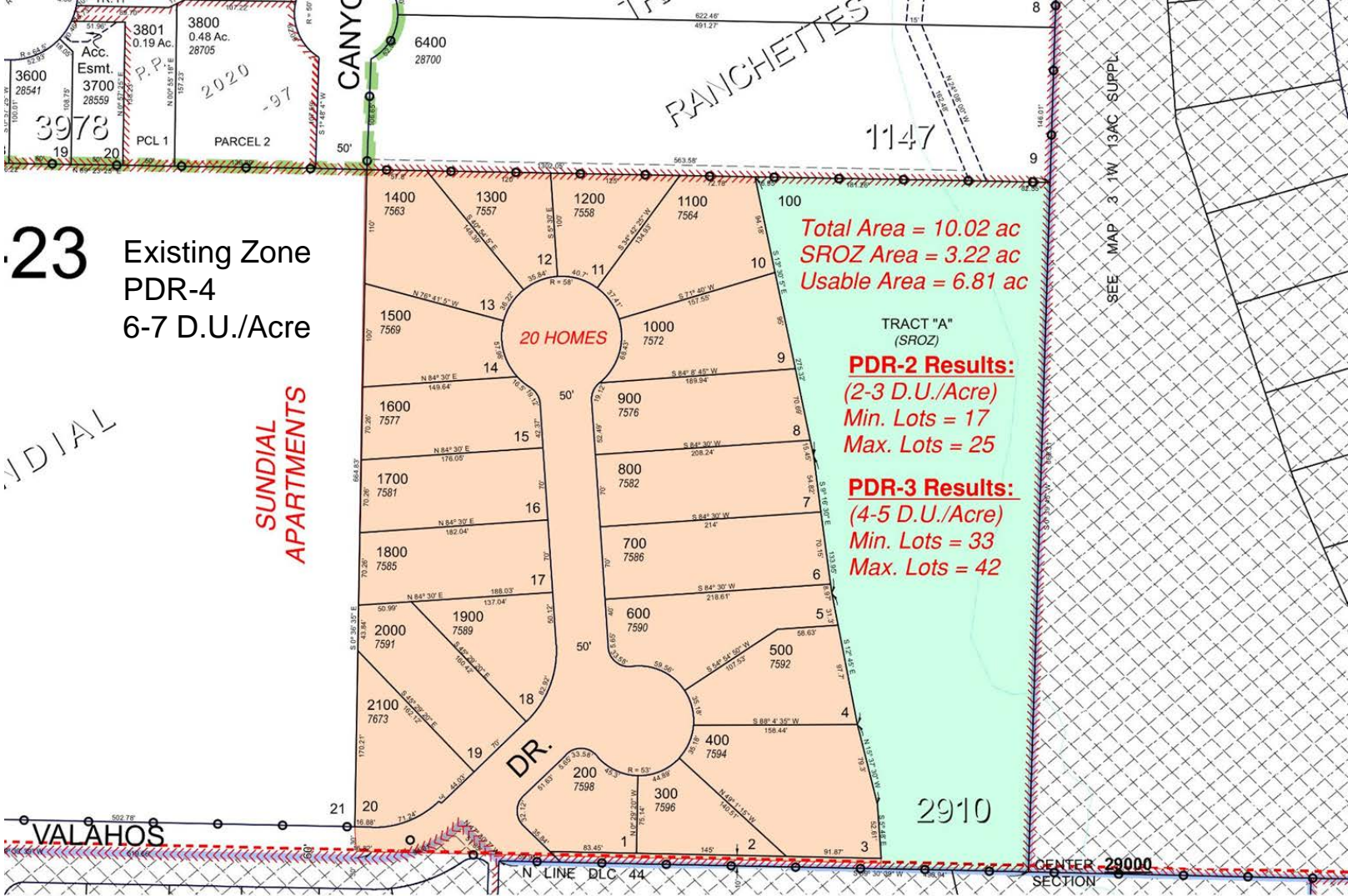
**Bottom Line:**  
**Too many lots ...**





# EXISTING ZONING





**23** Existing Zone  
PDR-4  
6-7 D.U./Acre

INDIAL

**SUNDIAL APARTMENTS**

**20 HOMES**

**TRACT "A" (SROZ)**  
 Total Area = 10.02 ac  
 SROZ Area = 3.22 ac  
 Usable Area = 6.81 ac

**PDR-2 Results:**  
 (2-3 D.U./Acre)  
 Min. Lots = 17  
 Max. Lots = 25

**PDR-3 Results:**  
 (4-5 D.U./Acre)  
 Min. Lots = 33  
 Max. Lots = 42

VALAHOS

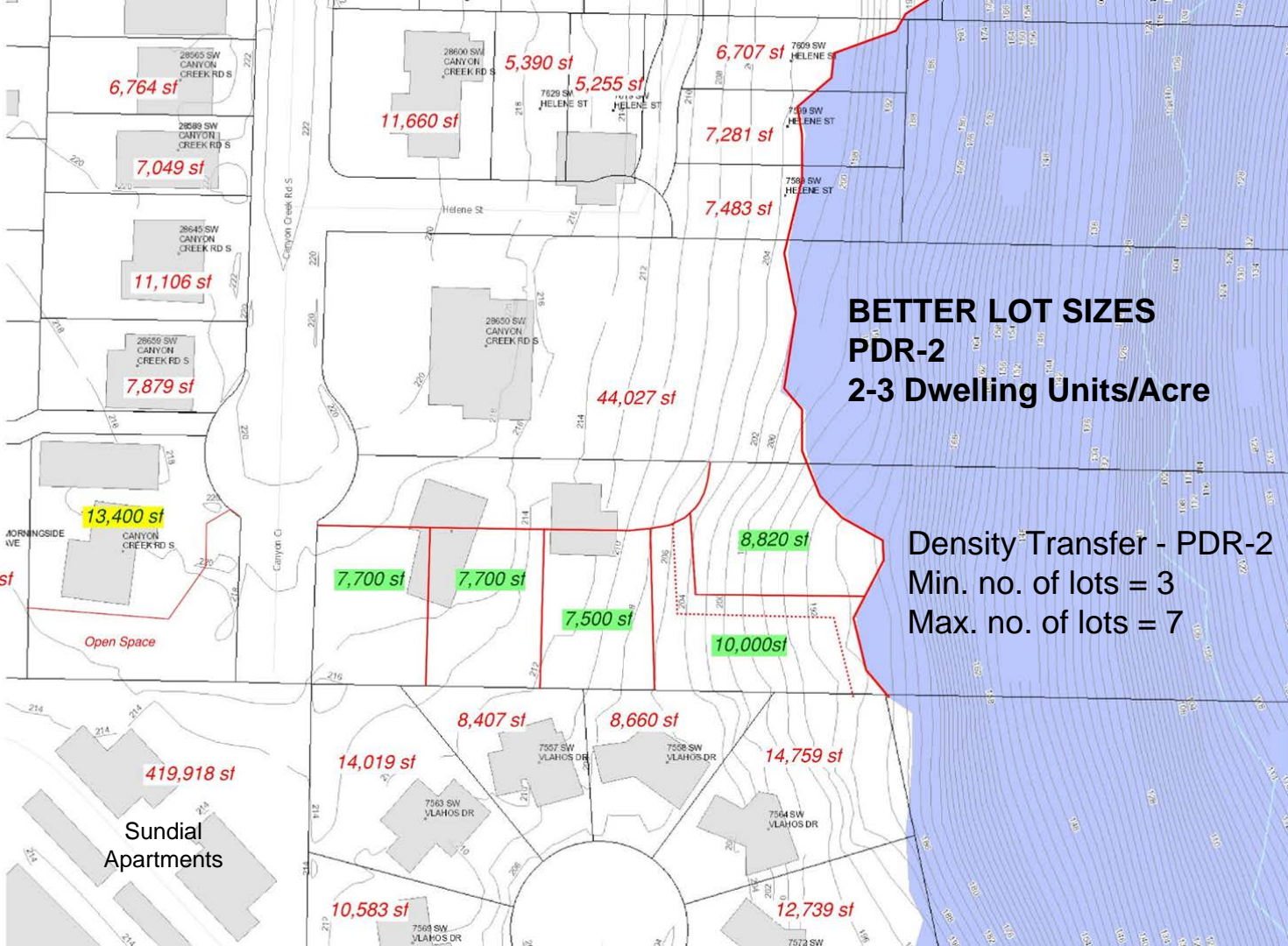
RANCHETTES

CANYON

DR.

N LINE DLC 44

CENTER SECTION 29000



**BETTER LOT SIZES**  
**PDR-2**  
**2-3 Dwelling Units/Acre**

Density Transfer - PDR-2  
Min. no. of lots = 3  
Max. no. of lots = 7

Sundial  
Apartments

# Takeaways ...

- This site is not like the previous subdivisions
  - Grading will be a major concern
  - Impacts will be larger than currently shown
  - After zoning is approved its too late
- This is one of the first developments under new lot sizes
  - This should warrant ***extra scrutiny***
  - Not a good fit for smaller lots
- Question the proposed zone of PDR-3
- In reality it's surrounded by PDR-1 and PDR-2
- If PDR-2 was proposed, nobody would question it
  - Lot sizes match all around
  - Less impacts to surrounding trees and homes
- Overall Real Estate Value is about the same
  - 8 homes at \$600,000 = \$4.8M (Decrease in value to surrounding homes)
  - 5 Homes at \$980,000 = \$4.9M (No change in value to surrounding homes)

THANK YOU FOR ALL YOU DO!