



CITY OF STAYTON
APPLICATION FOR CONCEPTUAL PLAN APPROVAL OF A
MASTER PLANNED DEVELOPMENT

PROPERTY OWNER: Kardboard Box, LLC

Address: PO Box 617

City/State/Zip: Stayton, OR 97383

Phone: (503) 769-3436 Email: RossB@nspor.com

APPLICANT: Kardboard Box, LLC

Address: same above

City/State/Zip:

Phone: ( ) - Email:

APPLICANT'S REPRESENTATIVE: Ross Bochsler

Address: PO Box 516

City/State/Zip: Stayton, OR 97383

Phone: (503) 769-3436 Email: RossB@nspor.com

Email:

PROFESSIONAL DESIGN TEAM: A professional design team is required for all master planned developments. Please list below the consultants on the design team.

ARCHITECT/ PROFESSIONAL DESIGNER

Name: North Santiam Paving - Levi Warriner

Address: PO Box 516

City/State/Zip: Stayton, OR 97383

Phone: ( ) 503 - 769-3436

Email:

ENGINEER

Name: Levi Warriner

Address: PO Box 516

City/State/Zip: Stayton, OR 97383

Phone: ( ) 503-769-3436 -

Email: Leviw@nspor.com

LANDSCAPE ARCHITECT/LANDSCAPE DESIGNER

Name: North Santiam Paving

Address: PO Box 516

City/State/Zip: Stayton, OR 97383

Phone: ( ) 503 - 769-3436

Email: RossB@nspor.com

PLANNING CONSULTANT

Name: Ross Bochsler

Address: PO Box 516

City/State/Zip: Stayton, OR 97383

Phone: ( ) 503-769-3436 -

Email: RossB@nspor.com

Select one of the above as the principal contact to whom correspondence from the Community & Economic Development Department should be addressed:

- owner [ ] applicant [x] applicant's representative [ ] architect/professional designer [ ] engineer [ ] landscape architect/landscape designer [ ] planning consultant [ ]

CITY OF STAYTON APPLICATION FOR PRELIMINARY APPROVAL OF A MASTER PLANNED DEVELOPMENT

LOCATION:

Street Address: North of E Pine St., West of 28th Ave.

Assessor's Tax Lot Number and Tax Map Number: 534595 - 091W11A000400

Closest Intersecting Streets: E Pine St and 28th Ave

DESCRIPTION OF PROPOSAL:

Total Acreage: 79.3 No. of Lots 259 Average Residential Density 3.26 lots/acre

ZONING DISTRICT: Residential

NAME OF PROPOSED MASTER PLANNED DEVELOPMENT: Cottonwood Ridge Master Planned Development

LIST PUBLIC SERVICES CURRENTLY AVAILABLE TO THE SITE:

Water Supply: 12 - inch line available in E Pine Street.

Sanitary Sewer: 8 - inch line available in E Pine Street.

Storm Sewer: 10 - inch line available in E Pine south to Santiam Street.

Natural Gas: \_\_\_\_\_ - inch line available in \_\_\_\_\_ Street.

Telephone:  is (or)  is not available in \_\_\_\_\_ Street.

Cable TV:  is (or)  is not available in \_\_\_\_\_ Street.

Electrical:  is (or)  is not available in E Pine Street.

IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOOD PLAIN?  YES  NO

IS ANY PORTION OF THE PROPERTY LOCATED ADJACENT TO A WATERWAY?  YES  NO

ARE THERE ANY WETLANDS ON THE SITE?  YES  NO

ARE THERE ANY SLOPES OF 15% OR GREATER ON THE SITE?  YES  NO

ARE THERE ANY OTHER IMPORTANT NATURAL FEATURES ON THE SITE?  YES  NO

IF YES, IDENTIFY \_\_\_\_\_

ARE THERE ANY HISTORIC SITES OR STRUCTURES LISTED ON THE CITY OF STAYTON COMPREHENSIVE PLAN HISTORIC LANDMARKS INVENTORY ON OR ADJACENT TO THE PROPERTY?  YES  NO

IF YES, IDENTIFY \_\_\_\_\_

SIGNATURE OF APPLICANT: 

DO NOT WRITE BELOW THIS LINE

Application received by: \_\_\_\_\_ Date: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_ Receipt No. \_\_\_\_\_

Land Use File# \_\_\_\_\_

### QUESTIONS TO BE ADDRESSED IN NARRATIVE STATEMENT

The Stayton Planning Commission, with assistance from the Community & Economic Development Department and the Public Works Department will use the information provided by the applicant to analyze the merits of this application. A decision to approve or deny the application is made based on how well the applicant presents information to show the application meets the standards and criteria set forth in Sections 17.24.040.5 and 17.24.090.5. Please provide the following information in full and to this application.

1. **COMPREHENSIVE PLAN CONFORMANCE:** How does the proposed master planned development meet the applicable goals of the Comprehensive Plan?
2. **COMPATIBILITY WITH SURROUNDING AREA:** How are the uses proposed for the master planned development compatible with the surrounding neighborhood?
3. **PUBLIC SERVICES:** All master planned developments are required to have all public improvements installed as part of any land division process. Therefore, the applicant must be prepared to install the required street, water, sewer, and storm drainage and other improvements.
  - a. How will the applicant assure there are adequate water, sewer, street, and storm drainage facilities available to serve the proposed master planned development?
  - b. Will existing City public services need to be replaced or upgraded to accommodate the demands created by the master planned development? Explain.
4. **DESIGN LAYOUT/PATTERN OF DEVELOPMENT:** How does the design layout of the proposed parcels, lots, and roads fit with the existing pattern of development in the area?
5. **NATURAL, PHYSICAL AND GEOGRAPHIC FEATURES:**
  - a. **Flood Hazards:**  
If any portion of the parcel is in the flood plain or adjacent to a water body, how will the proposed master planned development comply with all standards for riparian setbacks, flood hazard protection, or the Natural Resources Overlay District?
  - b. **Wetlands:**  
If any portion of the parcel contains wetlands, are any of these wetlands identified in the Stayton Comprehensive Plan? How will the proposed development comply with all wetland development requirements?
  - c. **Steep Slopes:**  
If there are any slopes of 15% or greater on the site, how will the proposed development address the potential impacts of the steep slopes?
  - d. **Natural Features:**  
If there are other important natural, cultural, or historic features on the site, how will the proposed master planned development address potential impacts to those features?  
How do the above physical or geographic conditions warrant a departure from the standard requirements of the zoning district where the master planned development is located?
6. **HISTORIC SITES OR STRUCTURES:**  
If any historic sites or structures exist on or adjacent the property, how will the proposed master planned development comply with all historic preservation standards?