

**RESOLUTION NO. 1185**

**A RESOLUTION FINALIZING THE APPROVAL OF A MODIFICATION TO THE STAGE I MASTER PLAN AND STAGE II PRELIMINARY PLAT APPROVAL FOR A 111 LOT, SINGLE-FAMILY SUBDIVISION LOCATED ON 27.04 ACRES OF PROPERTY LOCATED ON BOTH SIDES OF WILSONVILLE ROAD, SOUTH OF BOECKMAN ROAD AND NORTHEAST OF WILSONVILLE MEADOWS SUBDIVISION, AND IS SPECIFICALLY IDENTIFIED AS TAX LOTS 100, 200 AND 400; SECTION 13A; TOWNSHIP 3S-R1W; CLACKAMAS COUNTY, OREGON (LANDOVER SUBDIVISION)**

WHEREAS, upon due notice a public hearing on Zoning Order No. 95PC05 was scheduled and heard on May 15, 1995; which order proposed that the Council adopt the Planning Commission's Resolution recommending approval (with conditions) of the application of Benchmark Land Company for a zone change and order amending the official zoning map from Residential Agriculture 1-Acre (RA-1) to Planned Development Residential (PDR) for a 27.04 acre parcel identified as Tax Lots 100, 200, and 400; Section 13A; T3S-R1W; Clackamas County, Oregon; and for preliminary plat approval for a 111 lot single family subdivision named the Landover Subdivision; and

WHEREAS, at the City Council hearing on May 15, 1995, the Council approved the subject application for all aspects of the development other than those dealing with the neighborhood park and surrounding lots in the southern end of the development (referred to as "Area G"). The applicant was asked to return to the June 5, 1995, public hearing with revisions showing the neighborhood park better integrated with the subdivision lots and separated from high traffic conditions on Wilsonville Road. Staff met with the applicant's representatives and a representative of the Randall Company concerning the integration of the adjacent Randall Company Park. The Randall Company was agreeable to the interconnectivity and integration of the two parks. The revised preliminary subdivision plat shows an improved neighborhood park meeting the design concerns of the Council.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. Resolution 1173, adopted by the City Council on May 15, 1995, is hereby adopted by reference and made a part of this Resolution;
2. The Preliminary Subdivision Plat of the Landover Subdivision approved by the City Council on May 15, 1995, is hereby modified as shown in the drawing labeled "Alternative Parks Plan Area G", dated May 25, submitted by the McKeever/Morris consulting firm (and which

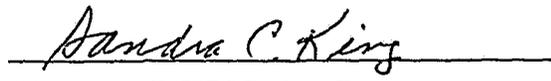
the Randall Company, in the development of its adjacent park, is in agreement that its park be planned together and have interconnectivity with the Landover park shown in "Alternative Parks Plan Area G");

3. The property owner(s) of the subject property (and any future owners) shall accept the City Council's Conditions of Approval and such acceptance shall be placed and kept with the City Recorder. Any proposed amendments or modifications of any Condition shall be brought back to the Council for their approval and shall be subject to the public hearing notice and process as set forth in the Wilsonville Code.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 5th day of June, 1995, and filed with the Wilsonville City Recorder this same date.

  
GERALD A. KRUMMEL, Mayor

ATTEST:

  
SANDRA C. KING, City Recorder

SUMMARY OF VOTES:

Mayor Krummel	Yes
Councilor Lehan	Yes
Councilor Hawkins	Yes
Councilor Leo	Yes
Councilor Leahy	Yes