

ORDINANCE NO. 771

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM PUBLIC FACILITY (PF) ZONE TO VILLAGE (V) ZONE ON APPROXIMATELY 1.89 ACRES COMPRISED OF TAX LOT 3500 OF SECTION 15AC, T3S, R1W, CLACKAMAS COUNTY, OREGON, AND ADJACENT RIGHTS-OF-WAY. POLYGON WLH, LLC, APPLICANT, FOR RCS - VILLEBOIS DEVELOPMENT, LLC, PROPERTY OWNER.

RECITALS

WHEREAS, POLYGON WLH, LLC (“Applicant”), for RCS - Villebois Development, LLC, Owner of real property legally described and shown on Attachment 2, Legal Description, attached hereto and incorporated by reference herein (“Property”) has made a development application requesting, among other things, a Zone Map Amendment of the Property; and

WHEREAS, the City of Wilsonville Planning Staff analyzed the request and prepared a staff report, finding that the application met the requirements for a Zone Map Amendment and recommending approval of the Zone Map Amendment, which staff report was presented to the Development Review Board on July 13, 2015, among the following applications:

DB15-0011 Villebois SAP Central Refinements
DB15-0012 Preliminary Development Plan (PDP-6C Row Houses)
DB15-0013 Zone Map Amendment
DB15-0014 Tentative Subdivision Plat
DB15-0015 Type ‘C’ Tree Plan
DB15-0016 PDP 6C Final Development Plan; and,

WHEREAS, the Development Review Board Panel A held a public hearing on the application for a Zone Map Amendment (DB15-0013) and other related development applications (DB15-0011 – DB15-0012, and DB15-0014 – DB15-0016) on July 13, 2015, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 306, attached hereto as Exhibit C and incorporated by reference herein, which recommends that the City Council approve a request for a Zone Map Amendment (Case File DB15-0013); approves all other related applications; adopts the staff report with findings and recommendation, all as placed on the record at the hearing; and contingent upon City Council approval of the Zone

Map Amendment, authorizes the Planning Director to issue approvals to the Applicant consistent with the staff report, as adopted by DRB Panel A; and,

WHEREAS, on August 3, 2015, the Wilsonville City Council held a public hearing regarding the above-described matter, wherein the City Council considered the full public record made before the Development Review Board, including the staff report, which record was incorporated into the City Council public hearing record; took public testimony; and, upon deliberation, concluded that the proposed Zone Map Amendment meets the applicable approval criteria under the City of Wilsonville Development Code;

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

Section 1. Findings. The City Council adopts, as findings and conclusions, the forgoing recitals and the staff report, as contained in the record of the above-described DRB hearing and incorporates them by reference herein, as if fully set forth.

Section 2. Order. The official City of Wilsonville Zone Map is hereby amended by Zoning Order DB15-0013, attached hereto as Exhibit A, and Attachment 1, Legal Description of the Zone Map Amendment, and Attachment 2, map depicting the Zone Map Amendment, changing the Public Facility (PF) Zone to the Village (V) Zone.

SUBMITTED to the Wilsonville City Council and read the first time at a meeting thereof on the 3rd day of August, 2015, and scheduled for the second and final reading on the 17th day of August, 2015, commencing at the hour of 7 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.

Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the 17th day of August, 2015, by the following

votes: Yes:-4- No:-0-

Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this 17th day of August, 2015.

Tim Knapp, MAYOR

SUMMARY OF VOTES:

Mayor Knapp	Yes
Councilor Starr	Excused
Councilor Stevens	Yes
Councilor Fitzgerald	Yes
Councilor Lehan	Yes

Exhibits and Attachments:

Exhibit A - Zoning Order DB15-0013

Attachment 1: Legal Description of Zone Map Amendment

Attachment 2: Map depicting Zone Map Amendment

Exhibit B – Planning Staff Report, Zone Change Findings, and Recommendation to City Council

Exhibit C - DRB Panel A, Notice of Decision and Resolution No. 306.

Exhibit D - Adopted Staff Report and DRB Recommendation (Exhibit A1), dated July 13, 2015 and the application on compact disk.

Exhibit E – July 13, 2015 DRB Minutes

**BEFORE THE CITY COUNCIL OF THE
CITY OF WILSONVILLE, OREGON
Zone Map Amendment for Villebois Phase 6 Central**

In the Matter of the Application of)
Ms. Stacy Connery, Pacific Community)
Design, Inc.,)
Agent for the Applicant,)
Polygon WLH, LLC, for)
Rezoning of Land and Amendment)
of the City of Wilsonville)
Zoning Map Incorporated in Section 4.102)
of the Wilsonville Code.)

ZONING ORDER DB15-0013

The above-entitled matter is before the Council to consider the application of DB15-0013, for a Zone Map Amendment and an Order, amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code.

The Council finds that the subject property (“Property”), legally described and shown on Attachment 2, has heretofore appeared on the City of Wilsonville Zoning Map as Public Facility (PF).

The Council having heard and considered all matters relevant to the application for a Zone Map Amendment, including the Development Review Board record and recommendation finds that the application should be approved.

THEREFORE IT IS HEREBY ORDERED that The Property, consisting of 1.89 acres of Tax Lot 3500, Section 15AC, T3S, R1W, including rights-of-way, as more particularly described in Attachment 1, Legal Description, and shown in Attachment 2, the Zone Map Amendment Map, is hereby rezoned to Village (V), subject to conditions detailed in this Order’s adopting Ordinance. The foregoing rezoning is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from and after entry of this Order.

Dated: This 17th day of August, 2015.

TIM KNAPP, MAYOR

APPROVED AS TO FORM:

Barbara Jacobson, Assistant City Attorney

ATTEST:

Sandra C. King, MMC, City Recorder

Exhibits and Attachments:

Exhibit A: Zone Order

Attachment 1, Legal Description of Zone Map Amendment

Attachment 2, Map depicting Zone Map Amendment



EXHIBIT A

March 20, 2015

LEGAL DESCRIPTION

Job No. 395-058

A tract of land being Lot 83, plat of "Villebois Village Center No. 3", Clackamas County Plat Records, and public Right-of-Way, in the Northeast and Northwest Quarters of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, more particularly described as follows:

BEGINNING at the most southerly corner of said Lot 83;

thence along the southwesterly line of said Lot 83, North $43^{\circ}37'09''$ West, a distance of 53.84 feet to a point of tangential curvature;

thence continuing along said southwesterly line, along a 185.00 foot radius tangential curve to the left, arc length of 61.66 feet, central angle of $19^{\circ}05'42''$, chord distance of 61.37 feet, and chord bearing of North $53^{\circ}10'00''$ West to a point of tangency;

thence continuing along said southwesterly line, North $62^{\circ}42'51''$ West, a distance of 133.98 feet to a point of tangential curvature;

thence continuing along said southwesterly line, along a 185.00 foot radius tangential curve to the right, arc length of 45.41 feet, central angle of $14^{\circ}03'50''$, chord distance of 45.30 feet, and chord bearing of North $55^{\circ}40'56''$ West to a point of tangency;

thence continuing along said southwesterly line and its extension, North $48^{\circ}39'01''$ West, a distance of 46.86 feet;

thence leaving said extension line, along a 590.00 foot radius non-tangential curve, concave southeasterly, with a radius point bearing South $42^{\circ}44'04''$ East, arc length of 393.12 feet, central angle of $38^{\circ}10'36''$, chord distance of 385.89 feet, and chord bearing of North $66^{\circ}21'14''$ East to a point on the centerline of SW Orleans Avenue;

thence along said centerline, South $07^{\circ}28'09''$ East, a distance of 53.01 feet to a point of tangential curvature;

thence continuing along said centerline, along a 207.00 foot radius tangential curve to the left, arc length of 128.16 feet, central angle of $35^{\circ}28'22''$, chord distance of 126.12 feet, and chord bearing of South $25^{\circ}12'21''$ East to a point of tangency;

thence continuing along said centerline, South $43^{\circ}36'51''$ East, a distance of 40.30 feet;

thence leaving said centerline, along the southeasterly line of said Lot 83 and its extension, South 47°03'23" West, a distance of 224.00 feet to the POINT OF BEGINNING.

Containing 1.89 acres, more or less.

Basis of bearings per "Villebois Village Center No. 3", Clackamas County Plat Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2015

N:\proj\395-c\Drawings\06 Survey\Legal\395058.Zone Change.dwg - SHEET: Legal Mar. 20, 15 - 8:30 AM. blake

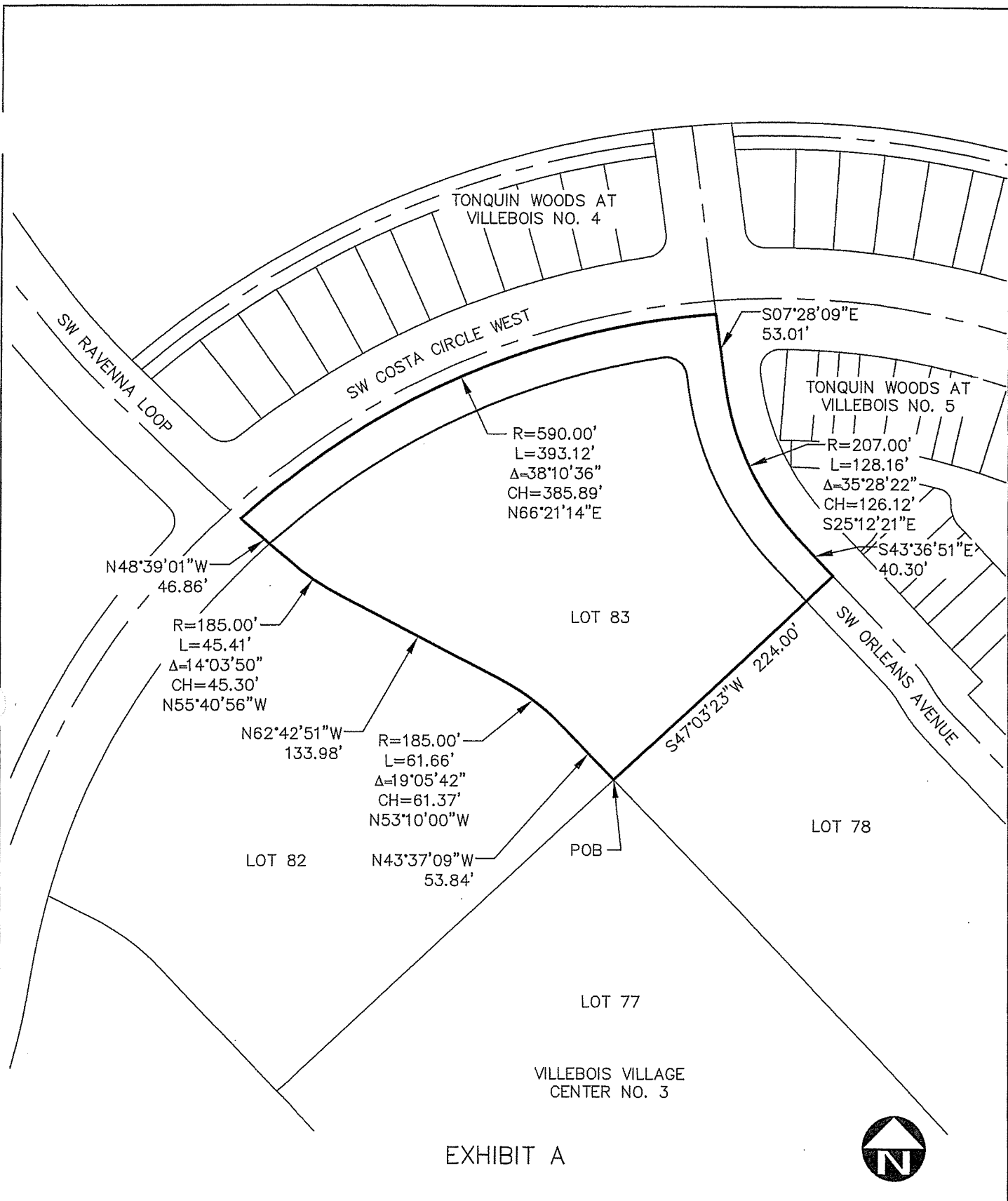


EXHIBIT A



DRAWN BY: BAA DATE: 3/20/15

REVIEWED BY: TCJ DATE: 3/20/15

PROJECT NO.: 395-058

SCALE: 1"=100'



12564 SW Main St
 Tigard, OR 97223
 [T] 503-941-9484
 [F] 503-941-9485



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

VIA: Certified Mail, Return Receipt Requested

July 14, 2015

Brian Paul
RCS- Villebois Development LLC
371 Centennial Pkwy.
Louisville, CO 80027

Re: Villebois SAP Central PDP 6 Rowhomes

Case Files:	Request A:	DB15-0011	Villebois SAP Central Refinement
	Request B:	DB15-0012	Preliminary Development Plan (PDP-6C Row Homes)
	Request C:	DB15-0013	Zone Map Amendment
	Request D:	DB15-0014	Tentative Subdivision Plat
	Request E:	DB15-0015	Type 'C' Tree Plan
	Request F:	DB15-0016	PDP-6C Final Development Plan

Two copies of the Development Review Board's decision on your referenced project, including conditions of approval rendered are attached. *Please note that these approvals are contingent upon the City Council's approval of the Zone Map Amendment, which is scheduled for a hearing on August 3, 2015.*

Please note that your signature acknowledging receipt and acceptance of the Conditions of Approval is required to be returned to the Planning Office before the decision is effective. One copy is provided for this purpose. Please sign and return to the undersigned. Thank you.

Shelley White
Planning Administrative Assistant

CC: Fred Gast – Polygon WLH, LLC
Stacy Connery – Pacific Community Design
Rudy Kadlub – Costa Pacific Communities



July 14, 2015

DEVELOPMENT REVIEW BOARD PANEL A

**DEVELOPMENT REVIEW BOARD NOTICE OF DECISION AND
RECOMMENDATION TO CITY COUNCIL**

Project Name: Villebois PDP 6 Central Rowhomes

Case Files:	Request A:	DB15-0011	Villebois SAP Central Refinement
	Request B:	DB15-0012	Preliminary Development Plan (PDP-6C Row Homes)
	Request C:	DB15-0013	Zone Map Amendment
	Request D:	DB15-0014	Tentative Subdivision Plat
	Request E:	DB15-0015	Type 'C' Tree Plan
	Request F:	DB15-0016	PDP-6C Final Development Plan

Owner: RCS – Villebois Development LLC

Applicant: Fred Gast – Polygon WLH LLC

Applicant's Representative: Stacy Connery – Pacific Community Design

Property Description: Tax Lot 3500 in Section 15AC; T3S R1W; Clackamas County; Wilsonville, Oregon.

Location: Phase 6 of SAP-Central, Villebois

On July 13, 2015, at the meeting of the Development Review Board Panel A, the following action was taken on the above-referenced proposed development applications:

Request C: The DRB has forwarded a recommendation of approval to the City Council. ***A Council hearing date is scheduled for Monday, August 3, 2015 to hear this item.***

Requests A, B, D, E, and F:
Approved with conditions of approval.
These approvals are contingent upon City Council's approval of Request C.

An appeal of Requests A, B, D, E, and F to the City Council by anyone who is adversely affected or aggrieved, and who has participated in this hearing, orally or in writing, must be filed with the City Recorder within fourteen (14) calendar days of the mailing of this Notice of Decision. *WC Sec. 4.022(.02)*. A person who has been mailed this written notice of decision cannot appeal the decision directly to the Land Use Board of Appeals under *ORS 197.830*.

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Hall this 14th day of July 2015 and is available for public inspection. The decision regarding Requests A, B, D, E, and F shall become final and effective on the fifteenth (15th) calendar day after the postmarked date of this written Notice of Decision, unless appealed or called up for review by the Council in accordance with *WC Sec. 4.022(.09)*.

Written decision is attached

For further information, please contact the Wilsonville Planning Division at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon 97070 or phone 503-682-4960

Attachments: DRB Resolution No. 306, including adopted staff report with conditions of approval.

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 306**

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF A ZONE MAP AMENDMENT FROM PUBLIC FACILITIES (PF) ZONE TO VILLAGE (V) ZONE, AND ADOPTING FINDINGS AND CONDITIONS APPROVING SPECIFIC AREA PLAN – CENTRAL REFINEMENTS, PRELIMINARY DEVELOPMENT PLAN, TENTATIVE SUBDIVISION PLAT, TYPE ‘C’ TREE PLAN AND FINAL DEVELOPMENT PLAN FOR THE DEVELOPMENT OF 31 ROW HOUSES IN PHASE 6 OF SAP-CENTRAL. THE SUBJECT SITE IS LOCATED ON TAX LOT 3500 OF SECTION 15AC, T3S, R1W, CLACKAMAS COUNTY, OREGON. POLYGON WLH, LLC – APPLICANT, FOR RCS - VILLEBOIS DEVELOPMENT, LLC, OWNER.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated July 6, 2015, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on July 13, 2015, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject,

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated July 6, 2015, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

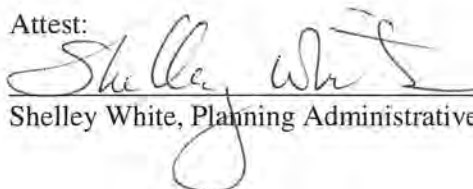
DB15-0011 through DB15-0016: Specific Area Plan Refinements, Preliminary Development Plan, Zone Map Amendment, Tentative Subdivision Plat, Type ‘C’ Tree Plan, and Final Development Plan for the construction of 31 row house units, and associated improvements.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 13th day of July, 2015, and filed with the Planning Administrative Assistant on July 14, 2015. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.



Mary Fierros Bower; Chair, Panel A
Wilsonville Development Review Board

Attest:



Shelley White, Planning Administrative Assistant

Exhibit A1

AMENDED AND ADOPTED STAFF REPORT
WILSONVILLE PLANNING DIVISION
Development Review Board Panel A
Quasi-judicial Hearing
PDP-6C, 31 Row House Units

Public Date: July 13, 2015
Date of Report: July 6, 2015

Applicant: Polygon WLH LLC

Property Owner: RCS - Villebois Development, LLC

Applicant's Representative: Pacific Community Design, Inc.

Request: Pacific Community Design, Inc., representative for Polygon WLH LLC, Applicant, and RCS - Villebois Development, LLC, Owner, proposes the development of 31 row house units within seven (7) buildings.

Request A: DB15-0011 Villebois SAP Central Refinement

Request B: DB15-0012 Preliminary Development Plan (PDP-6C Row Houses)

Request C: DB15-0013 Zone Map Amendment

Request D: DB15-0014 Tentative Subdivision Plat

Request E: DB15-0015 Type 'C' Tree Plan

Request F: DB15-0016 PDP 6C Final Development Plan

Staff Reviewers: Michael R. Wheeler, Associate Planner; Steve Adams, Development Engineering Manager and Kerry Rappold, Natural Resources Program Manager.

Applicant's Introductory Project Narrative (Pages 1 through 9, Section IA of Exhibit B1):

The Preliminary Development Plan (PDP) approval process is equivalent to the City's Stage II Final Plan.

The Final Development Plan (FDP) approval process is equivalent to the City's Site Design Review. The front elevations of the proposed row house buildings including materials and architectural details have been designed by a licensed architect. Colors and masonry are appropriate for the given architecture. Landscaping meets the Community Elements Book criteria. The applicant makes reference to "row homes" and "row houses" throughout the application submittal notebook (Exhibit B1). Staff chooses to use the term "row house" in this staff report.

SUMMARY:

Request A - SAP Refinements (Uses and Rainwater):

As demonstrated in findings A1 through A11, the proposed SAP Refinements to the unit types and number, and reduction in the number of Rainwater Management Plan components meet all applicable requirements in Section 4.125(.18)(J)(2), subject to compliance with proposed conditions of approval.

Request B – Preliminary Development Plan (PDP-6 Central):

The proposed Preliminary Development Plan of Specific Area Plan Central (PDP 6 Central) is comprised of 1.52 gross acres. The applicant proposes 31 row house units within seven buildings, as follows: 0.15 acres of green space; 0.31 acres of public streets; 1.06 acres in lots and alleys, associated infrastructure improvements.

Traffic Impact: The proposed project meets the City criteria in Subsection 4.140.09(J)(2) – Traffic.

Public Utilities: The proposed project, together with Engineering Division conditions of approval referenced herein, meets the City’s public works standards for public utilities for streets, water, sanitary sewer and storm drainage.

As demonstrated in findings B1 through B43, the proposed Preliminary Development Plan meets all applicable requirements in Section 4.125(.18)(J)(2), and of Specific Area Plan – Central.

Request C – Zone Map Amendment:

The proposal is to change the Public Facility (PF) zone to the Village (V) zone. The proposed residential use is permitted under Wilsonville Code Section 4.125(.02). The proposed Zone Map Amendment would enable the development permitting process.

As demonstrated in findings C1 through C12, the proposed Zone Map Amendment meets all applicable requirements in Section 4.197, but is contingent upon City Council approval of the recommended approval.

Request D - Tentative Subdivision Plat:

The applicant is proposing the subdivision of the properties into 31 residential lots for attached row houses in seven (7) buildings, along with alleys, open space, and street rights-of-way. The name of the proposed subdivision is “PDP-6C Villebois Row Homes”.

As demonstrated in findings D1 through D43, staff recommends that the proposed Tentative Subdivision Plat be approved, as it meets the criteria in Sections 4.200 through 4.264, and 4.300 through 4.320.

Request E – Type ‘C’ Tree Plan:

As demonstrated in findings E1 through E7, the proposed Type ‘C’ Tree Plan should be approved, subject to compliance with proposed conditions of approval.

Request F – Final Development Plan (FDP):

The row house buildings and landscaping are subject to Village Center Architectural Standards (VCAS). As demonstrated in findings F1 through F104, the proposed Final Development Plan should be approved, subject to compliance with proposed conditions of approval.

Applicable Review Criteria:

<i>Planning and Land Development Ordinance:</i>	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.113	Residential Development in Any Zone
Section 4.125	V-Village Zone
Section 4.154	Bicycle, Pedestrian, and Transit Facilities
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.167	Access, Ingress, and Egress
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping
Section 4.177	Street Improvement Standards
Section 4.179	Multi-Unit Residential and Non-Residential Buildings.
Section 4.197	Zone Map Amendment
Section 4.199	Exterior Lighting
Sections 4.200 through 4.220	Land Divisions
Section 4.121	Site Design Review
Sections 4.236 through 4.270	Land Division Standards
Sections 4.300 through 4.320	Underground Utilities
Sections 4.600 through 4.640.20 as applicable	Tree Preservation and Protection
<i>Other City Planning Documents:</i>	
Villebois Village Master Plan	
Village Center Architectural Standards (VCAS)	
SAP Central Approval Documents	
Comprehensive Plan	

PROPOSED CONDITIONS OF APPROVAL FOR DB15-0011 – DB15-0016:

Based on the applicant’s findings, findings of fact, analysis and conclusionary findings, staff recommends that the Development Review Board approve the applications with the following conditions of approval:.

PD = Planning Division conditions BD = Building Division Conditions PF = Engineering Conditions. NR = Natural Resources Conditions TR = SMART/Transit Conditions FD = Tualatin Valley Fire and Rescue Conditions PW = Public Works
--

REQUEST A: SAP-CENTRAL REFINEMENTS (DB15-0011)

PDA 1. Approval of the two (2) requested refinements (i.e., uses and Rainwater Management Plan) is contingent upon City Council approval of the Zone Map Amendment from Public Facility (PF) to Village (V).

REQUEST B: PRELIMINARY DEVELOPMENT PLAN (DB15-0012)

PDB 1. Approval of the Preliminary Development Plan is contingent upon City Council approval of the Zone Map Amendment from Public Facility (PF) to Village (V).
PDB 2. Street lighting types and spacing shall be as shown in the Community Elements Book. See Finding B15.
PDB 3. All park and open space improvements approved by the Development Review Board, including associated improvements, shall be completed prior the issuance of the building permit for the 16 th row house unit in PDP 6 Central. If weather or other special circumstances prohibit completion, bonding for the improvements will be permitted. See Finding B38 on page 33 of this report.
PDB 4. The Applicant/Owner shall waive the right of remonstrance against any local improvement district that may be formed to provide public improvements to serve the subject site. Before the start of construction, a waiver of right to remonstrance shall be submitted to the City Attorney.

Note: The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City’s Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these conditions of approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those conditions of approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other conditions of approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other conditions of

approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:																					
Standard Comments:																					
PFB 1.	All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2014.																				
PFB 2.	Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts: <table border="0" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;"><i>Coverage (Aggregate, accept where noted)</i></th> <th style="text-align: right;"><i>Limit</i></th> </tr> </thead> <tbody> <tr> <td>Commercial General Liability</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">General Aggregate (per project)</td> <td style="text-align: right;">\$ 3,000,000</td> </tr> <tr> <td style="padding-left: 20px;">General Aggregate (per occurrence)</td> <td style="text-align: right;">\$ 2,000,000</td> </tr> <tr> <td style="padding-left: 20px;">Fire Damage (any one fire)</td> <td style="text-align: right;">\$ 50,000</td> </tr> <tr> <td style="padding-left: 20px;">Medical Expense (any one person)</td> <td style="text-align: right;">\$ 10,000</td> </tr> <tr> <td>Business Automobile Liability Insurance</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Each Occurrence</td> <td style="text-align: right;">\$ 1,000,000</td> </tr> <tr> <td style="padding-left: 20px;">Aggregate</td> <td style="text-align: right;">\$ 2,000,000</td> </tr> <tr> <td>Workers Compensation Insurance</td> <td style="text-align: right;">\$ 500,000</td> </tr> </tbody> </table>	<i>Coverage (Aggregate, accept where noted)</i>	<i>Limit</i>	Commercial General Liability		General Aggregate (per project)	\$ 3,000,000	General Aggregate (per occurrence)	\$ 2,000,000	Fire Damage (any one fire)	\$ 50,000	Medical Expense (any one person)	\$ 10,000	Business Automobile Liability Insurance		Each Occurrence	\$ 1,000,000	Aggregate	\$ 2,000,000	Workers Compensation Insurance	\$ 500,000
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PFB 3.	No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.																				
PFB 4.	All public utility/improvement plans submitted for review shall be based upon a 22"x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.																				
PFB 5.	Plans submitted for review shall meet the following general criteria: <ol style="list-style-type: none"> a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms. b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department. c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print. d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum. e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes. f. Design plans shall identify locations for street lighting, gas service, power lines, 																				

telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.

- g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
- h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
- i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
- j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
- k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
- l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.

PFB 6. Submit plans in the following general format and order for all public works construction to be maintained by the City:

- a. Cover sheet
- b. City of Wilsonville construction note sheet
- c. General construction note sheet
- d. Existing conditions plan.
- e. Erosion control and tree protection plan.
- f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
- g. Grading plan, with 1-foot contours.
- h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
- i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
- j. Street plans.
- k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference
- l. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.
- m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
- n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.
- o. Composite franchise utility plan.
- p. City of Wilsonville detail drawings.
- q. Illumination plan.

	<p>r. Striping and signage plan.</p> <p>s. Landscape plan.</p>
PFB 7.	Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
PFB 8.	The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
PFB 9.	Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
PFB 10.	A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
PFB 11.	The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
PFB 12.	Storm water quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to streets and/or alleys being paved.
PFB 13.	The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.
PFB 14.	All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
PFB 15.	Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
PFB 16.	No surcharging of sanitary or storm water manholes is allowed.
PFB 17.	The project shall connect to an existing manhole or install a manhole at each

	connection point to the public storm system and sanitary sewer system.
PFB 18.	A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
PFB 19.	The applicant shall provide a ‘stamped’ engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
PFB 20.	All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
PFB 21.	Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
PFB 22.	The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.
PFB 23.	Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
PFB 24.	Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
PFB 25.	The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
PFB 26.	The applicant shall “loop” proposed waterlines by connecting to the existing City waterlines where applicable.
PFB 27.	All water lines that are to be temporary dead-end lines due to the phasing of construction shall have a valved tee with fire-hydrant assembly installed at the end of the line.
PFB 28.	Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
PFB 29.	For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).

PFB 30.	<p>Mylar Record Drawings:</p> <p>At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.</p>				
Specific Comments:					
PFB 31.	<p>At the request of Staff, DKS Associates completed a Transportation Study, dated May 7, 2015. The project is hereby limited to no more than the following impacts.</p> <table border="0" data-bbox="380 751 1101 888"> <tr> <td>Estimated New PM Peak Hour Trips</td> <td>16</td> </tr> <tr> <td>Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area</td> <td>4</td> </tr> </table>	Estimated New PM Peak Hour Trips	16	Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area	4
Estimated New PM Peak Hour Trips	16				
Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area	4				
PFB 32.	<p>Consistent with other development within Villebois Village, the applicant shall be required to complete design and construction for full street improvements through the far curb and gutter, and far corner radii of intersections, for the extension of Paris Avenue southwest of the proposed development and the new Collina Lane southeast of the development. Design and improvements shall include street lighting on both sides of the streets.</p>				
PFB 33.	<p>Development of the land southwest of Paris Avenue and southeast of Collina Lane is unknown at this time. Therefore this segment of Paris Avenue and Collina Lane will be allowed to be designed for a 5" section of asphalt; both segments shall be paved with a single 3" base lift; 2" top lift to be completed by adjacent development when it occurs. Streets shall be designed in conformance to the applicable street type as shown in the Villebois Village Master Plan.</p>				
PFB 34.	<p>Applicant shall install the top lift of asphaltic concrete on the section of Costa Circle West (2" top lift through the intersection with Paris Avenue) and on Orleans Avenue (1 ½" top lift through the intersection with Collina Lane) adjacent to the site.</p>				
PFB 35.	<p>Alleyways shall connect to the public right-of-way at as near 90° as possible, per the 2014 Public Works Standards.</p>				
PFB 36.	<p>The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways. Secondly, the street lighting style shall be in conformance to the current edition of the Villebois SAP Central Community Elements Book Lighting Master Plan.</p>				
PFB 37.	<p>Per the Villebois Village SAP Central Master Signage and Wayfinding plan all regulatory traffic signage in Villebois Central shall be finished black on the back</p>				

	sides.
PFB 38.	All of the proposed development lies within the Coffee Creek basin. Per City Ordinance 608 storm water detention is not required for this project due to its direct connection to the Coffee Creek wetlands.
PFB 39.	Applicant shall install a looped water system by connecting to the existing water lines in Costa Circle West and Orleans Avenue.
PFB 40.	<p>The Villebois Sanitary Sewer (SS) Master Plan has the 14 proposed units facing Costa Circle West serviced by the north SS trunk line. The other 17 proposed units are part of the south SS trunk line service area. Preliminary material submitted by the applicant shows all 31 proposed units being serviced by the north SS trunk line.</p> <p>Applicant shall connect the 17-unit portion of the development to the existing SS line at the north end of Campanile Lane, or provide revised SS master plan calculations showing that the change will not create a capacity issue for the north SS trunk line. Alternately, applicant shall divert an equivalent area elsewhere in Villebois from the north SS trunk line to the south SS trunk.</p>
PFB 41.	Applicant shall provide sufficient mail box units for the proposed phasing plan; applicant shall construct mail kiosk at locations coordinated with City staff and the Wilsonville U.S. Postmaster.
PFB 42.	All construction traffic shall access the site via Grahams Ferry Road to Barber Street to Costa Circle or via Tooze Road to Villebois Drive N. No construction traffic will be allowed on Brown Road or Barber Street east of Costa Circle West, or on other residential roads.
PFB 43.	SAP Central PDP 6 consists of 31 lots. All construction work in association with the Public Works Permit and Project Corrections List shall be completed prior to the City Building Division issuing a certificate of occupancy, or a building permit for the housing unit(s) in excess of 50% of total (16 th lot).

PFB 44. The initial approval of SAP Central consisted of 9 single family units, 500 townhome/condo units, and 501 apartment units for a total of 1,010 residential units, along with 20,000 sq. ft. of commercial space. Based on assumed trip generation rates, these land uses were estimated to generate 616 p.m. peak hour trips.

Previous changes to housing types in SAP Central created a land use that included 49 single family units, 459 townhome/condo units, and 501 apartment units for a total of 1,009 residential units, along with 33,000 of commercial space. Based on these counts, it is estimated that SAP Central will generate 659 p.m. peak hour trips. This is 43 p.m. peak hour trips above what was initially approved for SAP Central.

The currently proposed land use includes 74 single family units, 392 townhome/condo units, and 533 apartment units for a total of 999 residential units, along with 33,000 of commercial space. Based on these counts, it is estimated that SAP Central will generate 670 p.m. peak hour trips. This is 11 P.M. peak hour trips above what was previously expected and 54 p.m. peak hour trips above what was initially approved for SAP Central.

Many of the changes from townhome/condo units to single family units occur with this proposed development. The applicant may be required to pay Street SDC fees for these additional 11 PM Peak Hour Trips, unless applicant can show evidence of other arrangements with the City having been made.

Natural Resources Conditions:

Rainwater Management:

NR 1. All rainwater management components and associated infrastructure located in public areas shall be designed to the Public Works Standards.

NR 2. All rainwater management components in private areas shall comply with the plumbing code.

NR 3. Pursuant to the City of Wilsonville Public Works Standards, access shall be provided to all areas of the proposed rainwater management components. At a minimum, at least one access shall be provided for maintenance and inspection.

NR 4. Plantings in rainwater management components located in public areas shall comply with the Public Works Standards.

NR 5. Plantings in rainwater management components located in private areas shall comply with the Plant List in the Rainwater Management Program or Community Elements Plan.

NR 6. The rainwater management components shall comply with the requirements of the Oregon DEQ UIC (Underground Injection Control) Program.

Other:

NR 7. The applicant shall comply with all applicable state and federal requirements for the proposed construction activities and proposed facilities (e.g., DEQ NPDES #1200-CN permit).

REQUEST C: ZONE MAP AMENDMENT (DB15-0013)

On the basis of findings C1 through C12, this action approves the Zone Map Amendment from Public Facilities (PF) to Village (V), and forwards this recommendation to the City Council with no proposed conditions of approval.

REQUEST D: TENTATIVE SUBDIVISION PLAT (DB15-0014)

PDD 1. Approval of the Tentative Subdivision Plat is contingent upon City Council approval of the Zone Map Amendment from Public Facility (PF) to Village (V).

PDD 2. The Applicant/Owner shall assure that construction and site development shall be carried out in substantial conformance with the Tentative Subdivision Plat as approved by the Development Review Board, as amended by these conditions, except as may be subsequently altered by Board approval, or with minor revisions approved by the Planning Director under a Class I administrative review process.

PDD 3. Alleyways shall remain in private ownership and be maintained by the Homeowner's Association established by the subdivision's Conditions, Covenants, and Restrictions (CC&Rs). The CC&Rs shall be reviewed and approved by the City Attorney prior to recordation.

PDD 4. The Applicant/Owner shall submit subdivision bylaws, covenants, and agreements to the City Attorney prior to recordation.

PDD 5. Prior to approval of the Final Subdivision Re-Plat, the Applicant/Owner shall:

- a. Assure that the parcels shall not be sold or conveyed until such time as the final plat is recorded with Clackamas County.
- b. Submit an application for Final Plat review and approval on the Planning Division Site Development Application and Permit form. In this case, the County Surveyor may require up to three (3) separate final plats to record which would require up to three (3) Final Plat applications to the Planning Division. The Applicants/Owner shall also provide materials for review by the City's Planning Division in accordance with Section 4.220 of City's Development Code. Prepare the Final Plat in substantial accord with the Tentative Partition Plat as approved by the Development Review Board, and as amended by these conditions, except as may be subsequently altered by Board approval, or by minor revisions approved by the Planning Director.
- c. Submit final construction plans, to be reviewed and approved by the Planning Director, the Engineering Division, the Tualatin Valley Fire and Rescue District, Natural Resources Manager, and the City Building Official, prior to the project's construction.
- d. Submit final drawings and construction plans for the water quality/detention facilities and their outfalls for review and approval of the City Engineer, the Natural Resources Manager and the Environmental Services Division.
- e. Supply the City with a performance bond, or other security acceptable to the Community Development Director, for any capital improvement required by

	the project.
f.	Illustrate existing and proposed easements, on the Final Plat.
g.	Dedicate all rights-of-way and easements necessary to construct all private and public improvements required for the project.
h.	Provide the City with a recordable instrument guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property.
i.	The Final Subdivision Plat shall indicate dimensions of all lots, lot area, minimum lot size, easements, proposed lot and block numbers, and any other information that may be required as a result of the hearing process.

<u>Engineering Division Conditions:</u>	
PFD 1.	Paper copies of all proposed subdivision/partition plats shall be provided to the City for review. Once the subdivision/partition plat is approved, applicant shall have the documents recorded at the appropriate County office. Once recording is completed by the County, the applicant shall be required to provide the City with a 3 mil Mylar copy of the recorded subdivision/partition plat.
PFD 2.	All newly created easements shown on a subdivision or partition plat shall also be accompanied by the City’s appropriate Easement document (on City approved forms) with accompanying survey exhibits that shall be recorded immediately after the subdivision or partition plat.
PFD 3.	Consistent with other development within Villebois Village the applicant shall dedicate full right-of-way full street improvements through the far curb and gutter for the extension of Paris Avenue southwest of the proposed development and the new Collina Lane southeast of the development.

<u>Building Division Conditions:</u>	
None proposed.	

REQUEST E – TYPE ‘C’ TREE PLAN (DB15-0015)

PDE 1.	This approval is for tree removal for trees listed in the Tree Report in Section VB of Exhibit B1 (notebook) and the Tree Removal Plan compliance report in Section VA. Trees shall be replaced at a rate of one (1) tree for each tree removed.
PDE 2.	Replacement trees shall be state Department of Agriculture Nursery Grade No. 1 or better. The permit grantee or the grantee’s successors-in-interest shall cause the replacement trees to be staked, fertilized and mulched, and shall guarantee the trees for two (2) years after the planting date. A “guaranteed” tree that dies or becomes diseased during the two (2) years after planting shall be replaced.
PDE 3.	All trees to be planted shall consist of nursery stock that meets requirements of the

	American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade. Tree shall be approximately two inch (2”) caliper.
PDE 4.	Solvents, building material, construction equipment, soil, or irrigated landscaping, shall not be placed within the drip line of any preserved tree, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist.
PDE 5.	Before and during development, land clearing, filling or any land alteration the Applicant/Owner shall erect and maintain suitable tree protective barriers which shall include the following: <ul style="list-style-type: none"> • 6’ high fence set at tree drip lines. • Fence materials shall consist of 2 inch mesh chain links secured to a minimum of 1 ½ inch diameter steel or aluminum line posts. • Posts shall be set to a depth of no less than 2 feet in native soil. • Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first. • Tree protection fences shall be maintained in a full upright position.
PDE 6.	Fence posts placement within drip lines and root zones of preserved trees shall be hand dug and supervised by the project arborist. If roots are encountered alternative fence post placement is required as determined by the project arborist.
PDE 7.	Utilities, including franchise utilities, public utilities, and private utilities and service lines shall be directionally bored as necessary to avoid the root zone of preserved trees. All work within the root zone of preserved trees shall be supervised by and follow the recommendation of the project arborist.

REQUEST F – FINAL DEVELOPMENT PLAN (DB15-0015)

<p>PDF 1. Approval of the Final Development Plan is contingent upon City Council approval of the Zone Map Amendment from Public Facility (PF) to Village (V).</p>
<p>PDF 2. Construction, site development, and landscaping shall be carried out in substantial accord with the plans, drawings, sketches, and other documents approved by the Board, unless altered with Board approval. Minor amendments to the project that are to be conducted by Planning Staff may be processed by the Planning Director through a Class I Administrative Review process.</p>
<p>PDF 3. All roof mounted and ground mounted HVAC equipment shall be inconspicuous and designed to be screened from off-site view. This includes, to the greatest extent possible, private utilities such as natural gas and electricity. The City reserves the right to require further screening of the equipment and utilities if they should be visible from off-site after occupancy is granted. See Finding F42.</p>
<p>PDF 4. All landscaping required and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. “Security” is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City will be returned to the applicant.</p>
<p>PDF 5. All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered as allowed by Wilsonville’s Development Code.</p>
<p>PDF 6. The following requirements for planting of shrubs and ground cover shall be met:</p> <ul style="list-style-type: none">• All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10” to 12” spread.• Shrubs shall reach their designed size for screening within three (3) years of planting.• Ground cover shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at 4 feet on center minimum, 4” pot spaced 2 feet on center minimum, 2-1/4” pots spaced at 18 inch on center minimum.• No bare root planting shall be permitted.• Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within three (3) years of planting.• Appropriate native plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.

PDF 7. Plant materials shall be installed to current industry standards and be properly staked to ensure survival. Plants that die shall be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City.
PDF 8. Prior to issuance of a Building Permit the Applicant/Owner shall submit an irrigation plan to the Building Division. The irrigation plan must be consistent with the requirements of Section 4.176(.07)(C).
PDF 9. All landscaping and fencing on corner lots meet the vision clearance standards of Section 4.177. Clear vision areas must be maintained consistent with Public Works Standards. See Finding D12.

MASTER EXHIBITS LIST:

A. Staff’s Written and Graphic Materials:

- A1. Staff Report, including:
 - Findings of Fact
 - Proposed Conditions of Approval
 - Conclusionary Findings
- A2. PowerPoint Presentation

B. Applicant’s Written and Graphic Materials:

B1. Notebook entitled Preliminary Development Plan, Tentative Plat, Zone Change, Tree Removal Plan & Final Development Plan, which includes Development Permit Application, preliminary title report, introductory narrative, reduced plans, fee calculation, mailing list, Supporting Compliance Reports in Sections I through VI, utility and drainage reports, traffic analysis, tree report, building elevations and floor plans.

B2. PLAN DRAWINGS (Reduced size and full size):

Plan Sheet No.	Description	Date
Notebook Section IIB:		
1	COVER SHEET	
2	EXISTING CONDITIONS	
3	SITE/LAND USE PLAN	
4	PRELIMINARY PLAT	
5	GRADING & EROSION CONTROL PLAN	
6	COMPOSITE UTILITY PLAN	
7	CIRCULATION PLAN & STREET SECTIONS	
8	TREE PRESERVATION PLAN	
9	SAP CENTRAL PHASING PLAN UPDATE	
L1	STREET TREE PLAN	
Notebook Section IIC:		
SS	Sanitary Sewer United Disposal	
A	Developed Drainage Map	
Figure A.	RAINWATER MANAGEMENT PLAN – SAP Central; dated 2/24/2006	
A2	RAINWATER MANAGEMENT PLAN – PDP-6C; dated 5/6/2015	
Notebook Section IIIB:		
4	Preliminary Plat	
Notebook Section IVB:		
	PROPOSED ZONE MAP AMENDMENT	
Notebook Section VC:		
8	Tree Preservation Plan	

Plan Sheet No.	Description	Date
Notebook Section VIB:		
1	Cover Sheet	
2	Building Site Plan	
L1	Planting Plan	
L2	Planting Details & Notes	
Notebook Section VIC:		
T1	Front Elevation – English Revival 4-Plex	
T2	Color Legend and Side Elevation – English Revival 4-Plex	
T3	Rear Elevation – English Revival 4-Plex	
T4	Floor Plans – English Revival 4-Plex	
T5	Front Elevation – French Revival 4-Plex	
T6	Side Elevation and Color Legend – French Revival 4-Plex	
T7	Rear Elevation – French Revival 4-Plex	
T8	Floor Plans – French Revival 4-Plex	
T9	Front Elevation – English Revival 5-Plex	
T10	Rear Elevation – English Revival 5-Plex	
T11	Floor Plans – English Revival 5-Plex	
T12	Front Elevation – French Revival 5-Plex	
T13	Rear Elevation – French Revival 5-Plex	
T14	Floor Plans – French Revival 5-Plex	

B3. E-mail from S. Coyle to S. Connery, with attachments; dated 7/4/2015, including [Amended by the DRB at hearing on 7/13/2015]:

Plan Sheet No.	Description	Style Approval Date
T1	English Revival Townhome	7/4/2015
T2	English Revival Townhome Side	7/4/2015
T3	English Revival Rear Townhome	7/4/2015
T5	French Revival Townhome	7/4/2015
T6	French Revival Townhome Side	7/4/2015
T7	French Revival Rear Townhome	7/4/2015
T9	English Revival Townhome	7/4/2015
T10	English Revival Rear Townhome	7/4/2015
T12	French Revival Townhome	7/4/2015
T13	French Revival Rear Townhome	7/4/2015

C. Development Review Team Correspondence:

- C1.** E-mail and Memo from Steve Adams, Development Engineering Manager, dated 6/24/2015
- C2.** E-mail from Steve Adams, Development Engineering Manager; dated 6/25/2015
- C3.** Memo from Kerry Rappold, Natural Resources Program Manager; dated 6/19/2015
- C4.** Memo from Don Walters, Plans Examiner; Building Division; dated 6/2/2015.
- C5.** E-mail and attachment from Public Works Department; dated 6/18/2015.

D. Staff Materials:

- D1. Vicinity Map
- D2. Tax Map
- D3. Tax Map (enlarged portion)

E. General Correspondence:

- E1. Letters (Neither For Nor Against): None submitted
- E2. Letters (In Favor): None submitted
- E3. Letters (Opposed): None submitted

GENERAL INFORMATION

Section 4.008 Application Procedures-In General: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville's development review process.

The application is being processed in accordance with the applicable general procedures of this section. These criteria are met.

Section 4.009 Who May Initiate Application: Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply.

Signed application forms have been submitted for the subject property owner, RCS - Villebois Development, LLC. This criterion is satisfied.

Subsection 4.010 (.02) Pre-Application Conference:

A pre-application conference was held on March 19, 2015, in accordance with this subsection. These criteria are satisfied.

Subsection 4.011 (.02) B. Lien Payment before Application Approval: City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application.

No applicable liens exist for the subject property. The application can thus move forward. This criterion is satisfied.

Subsection 4.035(.04)(A) General Site Development Permit Submission Requirements: An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.” Listed: 1. through 6. j.

The applicant has provided all of the applicable general submission requirements contained in this subsection. These criteria are satisfied.

Section 4.110 Zoning-Generally: The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192. The general development regulations listed in Sections 4.154 through 4.199 shall apply to all zones unless the text indicates otherwise.

This proposed development is in conformity with the Village (V) zoning district, Section 4.125, and the general development regulations listed in Sections 4.154 through 4.199 have been applied in accordance with this Section. These criteria are satisfied.

FINDINGS OF FACT

1. The statutory 120-day time limit applies to this application. The application was received on March 25, 2015. On April 24, 2015, staff conducted a completeness review within the statutorily allowed 30-day review period. The applicant submitted additional material on several dates, ending with May 8, 2015. The application was deemed complete on May 21, 2015. The City must render a final decision for the request, including any appeals, by September 18, 2015.

2. Prior SAP-Central land use actions include:
Villebois Village Ordinances, and Resolutions

Legislative:

02PC06	Villebois Village Concept Plan
02PC07A	Villebois Comprehensive Plan Text
02PC07C	Villebois Comprehensive Plan Map
02PC07B	Villebois Village Master Plan
02PC08	Village Zone Text
04PC02	Adopted Villebois Village Master Plan
LP-2005-02-00006	Revised Villebois Village Master Plan
LP-2005-12-00012	Revised Villebois Village Master Plan (Parks and Recreation)

Quasi Judicial:

DB06-0005:

- Specific Area Plan (SAP) – Central.
- Village Center Architectural Standards.
- SAP-Central Architectural Pattern Book.
- Master Signage and Wayfinding Plan.
- Community Elements Book Rainwater Management Program and Plan

DB06-0012: Tentative Subdivision Plat (Large Lot¹)

LP09-0003: Zone text amendment to allow for detached row houses.

DB09-0037 & 0038: Modification to the Village Center Architectural Standards (VCAS) to change/add provisions for detached row houses.

3. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

¹ Lot No. 83 of Villebois Village Center No. 3 subdivision

CONCLUSIONARY FINDINGS

The Applicant's compliance findings to the applicable land development criteria and Comprehensive Plan goals, policies and implementation measures are found in Exhibit B1 and are hereby incorporated into this staff report as findings for approval.

REQUEST A: REFINEMENTS

The applicant's findings on pages 19 through 24 of Section IIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria regarding refinements to use. The applicant's findings in Section IIC of their notebook, Exhibit B1, respond to the majority of the applicable criteria regarding refinements to the Rainwater Management Plan.

Refinements Generally

Subsection 4.125 (.18)(J)(1) Refinement Process

“In the process of reviewing a PDP for consistency with the approved Specific Area Plan, the DRB may approve refinements, but not amendments, to the SAP. Refinements to the SAP may be approved by the Development Review Board, upon the applicant's detailed graphic demonstration of compliance with the criteria set forth in Section (.18)(J)(2), below.”

- A1. The applicant is requesting two (2) refinements, as listed below. The applicant has provided narrative and plan sheets showing sufficient information to demonstrate compliance with the applicable criteria. As can be seen in the findings below, the criteria set forth in Subsection 4.125(.18)(J)(2) are satisfied for each requested refinement.

Refinement Request: Location and Mix of Land Uses

Subsection 4.125 (.18) J. 1. a. iv. SAP Refinements: Location and Mix of Land Uses

Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the Preliminary Development Plan. For purposes of this subsection, “land uses” or “uses” are defined in the aggregate, with specialty condos, mixed use condos, urban apartments, condos, village apartments, neighborhood apartments, row houses and small detached uses comprising a land use group and medium detached, standard detached, large and estate uses comprising another.

- A2. The changes to the location and mix of land uses are illustrated in the following table. Overall, as shown in the findings below, the changes do not significantly alter the distribution or availability of uses in PDP-6C. These criteria are satisfied.

Description of Block (bounded by:)	SAP Plan	Proposed PDP-6C Plan
SW Costa Circle West	8 – 12 Row Houses	14 Row Houses
SW Paris Avenue	24 – 36 Village Apartments	5 Row Houses
SW Orleans Avenue	As Above	0 Row Houses
SW Collina Lane	As Above	8 Row Houses
Alley	As Above	4 Row Houses (fronting Orleans)
Totals	8 – 12 Row Houses, plus 24 - 36 Village Apartments = 32 – 48 dwelling units	31 Row Houses

Subsection 4.125 (.18) J. 1. b. i. Defining “Significant” for SAP Refinements: Quantifiable

As used herein, “significant” means: More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(J)(1)(a), above.”

A3. For the purpose of this refinement the quantifiable requirement is the number of lots/units under an aggregated land use category on the SAP level. The first land use category includes village apartments, row houses and small detached uses. The second land use category includes medium detached, standard detached, and large and estate single-family uses. The table below shows the proposed changes affect the SAP Central Land Use Mix. Proposed is a 0.89 percent decrease in the smaller and attached land use category. Both of these are well within the ten percent allowance. These criteria are satisfied.

	SAP Central Unit Count within VVMP	Proposed SAP Central Unit Count	% Change
Medium/Standard/ Large/Estate	0	0	0
Small Detached/Row Homes/Village Apts.	1,008	999	-0.89
TOTAL	1,008	999	-0.89

Subsection 4.125 (.18) J. 1. b. ii. Defining “Significant” for SAP Refinements: Qualitative

“As used herein, ‘significant’ means: That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(J)(1)(a), above.”

A4. This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider being the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Finding A5, below, the

proposed refinements do not negatively affect qualitative features for location and mix of land uses. These criteria are satisfied.

Subsection 4.125 (.18) J. 2. a. SAP Refinement Review Criteria: Better or Equally Implementing Villebois Village Master Plan

The refinements will equally or better meet the conditions of the approved SAP, and the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.

The following are the relevant goals and policies from the Villebois Village Master Plan followed by discussion of how the refinements better or equally meet them:

Land Use Policy 1: The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the Villebois Village Master Plan area.

Land Use Policy 2: Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on Figure 1 – Land Use Plan or as refined by Specific Area Plans.

Residential Neighborhood Housing Goal: The Villebois Village shall provide neighborhoods consisting of a mix of homes for sale, apartments for rent, row homes, and single-family homes on a variety of lot sizes, as well as providing housing for individuals with special needs. The Villebois Village shall provide housing choices for people of a wide range of economic levels and stages of life through diversity in product type.

Residential Neighborhood Housing Policy 1: Each of the Villebois Village’s neighborhoods shall include a wide variety of housing options and shall provide home ownership options ranging from affordable housing to estate lots.

Residential Neighborhood Housing Policy 5: The Villebois Village shall provide a mix of housing types within each neighborhood and on each street to the greatest extent practicable.

Residential Neighborhood Housing Policy 10: Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features.

- A5.** The proposed refinements will better integrate green spaces throughout PDP-6C and expand the range of housing options in the subject area. As the proposed refinements will not compromise the project’s ability to comply with all other Goals, Policies and Implementation Measures of the Villebois Village Master Plan, they will equally meet all other Goals, Policies and Implementation Measures of the Villebois Village Master Plan. See the applicant’s more detailed response on pages 19 - 24 of the compliance report in Section IIA of the applicant’s notebook, Exhibit B1. These criteria are satisfied.

Subsection 4.125 (.18) J. 2. b. SAP Refinement Review Criteria: Impact on Natural and Scenic Resources

The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the PDP and Village area.

- A6.** The proposed refinements add 0.15 acres of green space, having a positive impact on the natural and scenic resources and amenities in the development. These criteria are satisfied.

Subsection 4.125 (.18) J. 2. c. SAP Refinement Review Criteria: Effect on Subsequent PDPs and SAPs

The refinement will not preclude an adjoining or subsequent PDP or SAP areas from development consistent with the approved SAP or the Master Plan.

- A7.** The proposed refinements will not preclude any other SAPs or PDPs from developing consistent with the approved SAP or the Master Plan. These criteria are satisfied.

Refinement Request: Rainwater Management Plan Modification

Subsection 4.125 (.18) J. 1. a. iii. SAP Refinements: Storm Water Facilities

Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.

- A8.** The proposed refinement reduces the number of storm water facilities, but continues to comply with the requirements of the Rainwater Management Plan approved for SAP Central. These criteria are satisfied.

Subsection 4.125 (.18) J. 2. a. SAP Refinement Review Criteria: Better or Equally Implementing Villebois Village Master Plan

The refinements will equally or better meet the conditions of the approved SAP, and the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.

- A9.** The change in the number of storm water facilities results in treatment of at the level approved for SAP Central. These criteria are satisfied.

Subsection 4.125 (.18) J. 2. b. SAP Refinement Review Criteria: Impact on Natural and Scenic Resources

The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the PDP and Village area.

- A10.** The proposed reduction in the number of storm water facilities does not create an impact that can be seen being detrimental to any of the resources mentioned in this subsection. These criteria are satisfied.

Subsection 4.125 (.18) J. 2. c. SAP Refinement Review Criteria: Effect on Subsequent PDPs and SAPs

The refinement will not preclude an adjoining or subsequent PDP or SAP areas from development consistent with the approved SAP or the Master Plan.

- A11.** The proposed reduction in the number of storm water facilities does not affect any adjoining PDPs or SAPs.

REQUEST B: SAP-CENTRAL, PRELIMINARY DEVELOPMENT PLAN 6C
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Village Zone

Subsection 4.125 (.02) Permitted Uses in Village Zone. This subsection lists the uses typically permitted in the Village Zone, including single-family detached dwellings, row houses, and non-commercial parks, playgrounds, and recreational facilities.

- B1.** Proposed are 31 row houses in seven (7) buildings. Request A of this application includes two (2) SAP refinements, which were reviewed above. This criterion is satisfied.

Subsection 4.125 (.05) Development Standards Applying to All Development in the Village Zone

“All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:”

Subsection 4.125 (.05) A. Block, Alley, Pedestrian, and Bicycle Standards This subsection lists the block, alley, pedestrian, and bicycle standards applicable in the Village Zone.

- B2.** The proposed Preliminary Development Plan drawings, Plan Sheets 1 through 8 and L1 show existing blocks, alleys, pedestrian, and bicycle paths consistent with this subsection and SAP Central. These criteria are satisfied.

Subsection 4.125 (.05) B. Access

- B3.** All the proposed lots shown in the proposed Tentative Subdivision Plat in Request D have access to an alley and each will take vehicular access from the alley to a garage. This criterion is satisfied.

- B4.** Table V-1, Development Standards: These criteria will be reviewed at the time row house building plans are submitted for building permits.

Subsection 4.125 (.07) Table V-2 Off-Street Parking, Loading & Bicycle Parking

- B5.** One (1) parking space is provided for each row house unit, meeting the minimum of one (1) space per dwelling. This criterion is satisfied.

Subsection 4.125 (.08) Parks & Open Space This subsection prescribes the open space requirement for development in the Village Zone.

B6. Figure 5, Parks & Open Space Plan of the Villebois Village Master Plan, states that there are a total of 159.73 acres within Villebois, which is approximately 33% of Villebois. These criteria are satisfied.

Subsection 4.125 (.09) Street Alignment and Access Improvements

Subsection 4.125 (.09) A. 1. a. Street Alignment and Access Improvements Conformity with Master Plan, etc. “All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan . . .”

B7. Proposed, existing streets and access improvements conform to SAP Central which has been found to be in compliance with the Villebois Village Master Plan. This criterion is satisfied.

Subsection 4.125 (.09) A. 1. a. i. Street Improvement: Conformity with Public Works Standards and Continuation of Streets. “All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.”

B8. The proposed street improvements within this PDP must comply with the applicable Public Works Standards and make the connections to adjoining properties and phases as shown in the Villebois Village Master Plan. These criteria are satisfied.

Subsection 4.125 (.09) A. 1. a. ii. Streets Developed According to Master Plan. “All streets shall be developed according to the Master Plan.”

B9. All the streets proposed within this PDP that are adjacent to the subject property will have curbs, landscape strips, sidewalks, and bikeways or pedestrian pathways, which are consistent with the cross sections shown in the Master Plan. This criterion is satisfied.

Subsection 4.125 (.09) A. 6. Access Drives. Access drives are required to be 16 feet for two-way traffic. Otherwise, pursuant to subsection (.09) A. above, the provisions of 4.177 applies for access drives as no other provisions are noted.

B10. Proposed are alleys to be paved at least 16-feet in width within a 20-foot tract. In accordance with Section 4.177, all access drives will be hard surface capable of carrying a 23-ton load. Easements for fire access are dedicated as required by Tualatin Valley Fire & Rescue (TVF&R). All access drives will be built to provide a clear travel lane free from any obstructions. These criteria are satisfied.

Subsection 4.125 (.11) Landscaping, Screening and Buffering. : “Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:

- Streets in the Village Zone shall be developed with street trees as described in the Community Elements Book.”

B11. Plan Sheets L1 and L2 of Section VIC of Exhibit B1 are the proposed Landscape Plans for the project. Landscaping is reviewed in detail in Request F of this staff report.

Subsection 4.125 (.13) Design Principles Applying to the Village Zone

B12. The Village Center Architectural Standards (VCAS) and Community Elements Book ensure site designs meets the fundamental design concepts and support the objectives of the Villebois Village Master Plan. An FDP application for the proposed architecture and landscape plans are reviewed in detail in Request F of this staff report.

Subsection 4.125 (.14) A. 2. g. Landscape Plans

B13. See Finding B11, above.

Subsection 4.125 (.14) A. 2. f. Protection of Significant Trees

B14. Fifteen trees measuring 6-inches and larger in diameter would be removed to accommodate row house buildings of the proposed development. Two (2) trees (i.e., Atlas Cedar and Tulip tree) are proposed to be retained. See Plan Sheet 8 of Section VC of Exhibit B1. The Arborist Report is found in Section VB of Exhibit B1. A Type ‘C’ Tree plan is reviewed in detail in Request E of this staff report.

Subsection 4.125 (.14) A. 3. Lighting and Site Furnishings.

B15. Landscape plans show furnishings consistent with the Community Elements Book. A condition of approval ensures the final street lighting installation is consistent with the Community Elements Book. This criterion is satisfied or will be required to do so by Condition of Approval PDB 2.

Subsection 4.125 (.18) G. Preliminary Development Plan Approval Process

Subsection 4.125 (.18) G. 1. a. Preliminary Development Plan: Submission Timing. “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be filed with the City Planning Division for the entire SAP, or when submission of the SAP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.”

B16. This application responds to the approved sequencing of PDP-6C per the revised SAP Central Phasing Plan (DB15-0001 et seq). This criterion is satisfied.

Subsection 4.125 (.18) G. 1. b. Preliminary Development Plan: Owners’ Consent. “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be made by the owner of all affected property or the owner’s authorized agent;”

B17. This application was submitted by RCS - Villebois Development, LLC. The PDP application has been signed by the property owners. This criterion is satisfied.

Subsection 4.125 (.18) G. 1. c. Preliminary Development Plan Permit Process: Proper Form & Fees: “An application for approval of a Preliminary Development Plan for a development in an approved

SAP shall be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution;”

B18. The applicant has used the prescribed form and paid the required application fees. These criteria are satisfied.

Subsection 4.125 (.18) G. 1. d. Preliminary Development Plan Permit Process: Professional Coordinator. “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall set forth the professional coordinator and professional design team for the project;”

B19. A professional design team is working on the project with Stacy Connery AICP from Pacific Community Design as the professional coordinator. This criterion is satisfied.

Subsection 4.125 (.18) G. 1. e. Preliminary Development Plan Permit Process: Mixed Uses. “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall state whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.”

B20. The proposed PDP includes only residential uses with supporting landscape amenities and utilities. This criterion is satisfied.

Subsection 4.125 (.18) G. 1. f. Preliminary Development Plan Permit Process: Land Division. “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall include a preliminary land division (concurrently) per Section 4.400, as applicable.”

B21. A Tentative Subdivision Plat has been submitted concurrently with this request. See Request C. This criterion is satisfied.

Subsection 4.125 (.18) G. 2. a. – c. Preliminary Development Plan Permit Process: Information Required

B22. All of the listed information has been provided. See Exhibit B1. These criteria are satisfied.

Subsection 4.125 (.18) G. 2. d. Preliminary Development Plan Permit Process: Land Area Tabulation. “A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.”

B23. Following is a tabulation of land area devoted to the various uses and a calculation of net residential density:

<u>Description</u>	<u>Approx. Gross Acreage</u>
PDP-6C, Parks and Open Space	0.15 Acres
PDP-6C, Public Streets	0.31 Acres
PDP-6C, Lots and Alleys	1.06 Acres
Total	1.52 Acres

Net Residential Density: 31 lots / 1.21 Acres = 25.6 units per net acre.

These criteria are satisfied.

Subsection 4.125 (.18) G. 2. e. Preliminary Development Plan Permit Process: Streets, Alleys, and Trees. “The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the PDP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only.”

B24. The information on the proposed alleys and streets are provided on Plan Sheet 7 of Section IIB of Exhibit B1. Easements, sidewalks, bike routes and bikeways, trails, and other relevant features are shown. Proposed street trees are shown on Plan Sheet L1 of Section IIB. These criteria are satisfied.

Subsection 4.125 (.18) G. 2. f. Preliminary Development Plan Permit Process: Building Drawings. “Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan boundary, as identified in the approved SAP, and where required, the approved Village Center Design.”

B25. The proposed PDP includes 31 row houses in seven (7) buildings. Building elevations have been provided, which are found in Section VIC of the applicant’s submitted notebook, Exhibit B1. The proposed row house building elevations are reviewed in the Final Development Plan, Request F of this staff report.

Subsection 4.125 (.18) G. 2. g. Preliminary Development Plan Permit Process: Utility Plan. “A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.”

B26. A composite utility plan has been provided. See applicant’s Plan Sheet 6. This criterion is satisfied.

Subsection 4.125 (.18) G. 2. j. Preliminary Development Plan Permit Process: Traffic Report. “At the applicant’s expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with build-out of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).”

B27. The DKS Traffic Analysis Report has been reviewed and approved by the City Development Engineering Manager, finding that the proposed road network, the maximum projected average daily trips and the maximum parking demand associated with build-out of this PDP meets the above criterion and Subsection 4.140(.09)(J)(2).

Subsection 4.125 (.18) H. PDP Application Submittal Requirements

Subsection 4.125 (.18) H. 1. PDP Application Submittal Requirements: General

B28. The proposed PDP with the proposed refinements in Request A includes all of the requested information. These criteria are satisfied.

Subsection 4.125 (.18) H. 2. PDP Application Submittal Requirements: Traffic Report

B29. See Finding B27, above. This criterion is satisfied.

Subsection 4.125 (.18) H. 3. PDP Application Submittal Requirements: Level of Detail. “The Preliminary Development Plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the phase of development. However, approval of a Final Development Plan is a separate and more detailed review of proposed design features, subject to the standards of Section 4.125(.18)(L) through (P), and Section 4.400 through Section 4.450.”

B30. The required level of detail has been shown, similar to other PDPs approved throughout Villebois. This criterion is satisfied.

Subsection 4.125 (.18) H. 4. PDP Application Submittal Requirements: Copies of Legal Documents. “Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner’s association, shall also be submitted.”

B31. The required legal documents for review have been provided. See Section IIIC in the applicant’s notebook, Exhibit B1. This criterion is satisfied.

Subsection 4.125 (.18) I. PDP Approval Procedures.

“An application for PDP approval shall be reviewed using the following procedures:

- Notice of a public hearing before the Development Review Board regarding a proposed PDP shall be made in accordance with the procedures contained in Section 4.012.
- A public hearing shall be held on each such application as provided in Section 4.013.
- After such hearing, the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application.”

B32. This request is being reviewed according to this subsection. These criteria are satisfied.

Subsection 4.125 (.18) K. PDP Approval Criteria

Subsection 4.125 (.18) K. 1. a. PDP Approval Criteria: Consistent with Standards of Section 4.125

B33. As shown elsewhere in this request, the proposed Preliminary Development Plan is consistent with the standards of Section 4.125. These criteria are satisfied.

Subsection 4.125 (.18) K. 1. b. PDP Approval Criteria: Complies with the Planning and Land Development Ordinance. “Complies with the applicable standards of the Planning and Land Development Ordinance, including Section 4.140(.09)(J)(1)-(3).”

B34. Findings are provided, showing compliance with applicable standards of the Planning and Land Development Ordinance. Specifically, findings have been submitted addressing Subsections 4.140(.09) J. 1 through 3. This criterion is satisfied.

Subsection 4.125 (.18) K. 1. c. PDP Approval Criteria: Consistent with Approved SAP. “Is consistent with the approved Specific Area Plan in which it is located.”

B35. The requested PDP is consistent with SAP Central, as requested to be refined. This criterion is satisfied.

Subsection 4.125 (.18) K. 1. d. PDP Approval Criteria: Consistent with Approved Pattern Book. “Is consistent with the approved Pattern Book and, where required, the approved Village Center Architectural Standards.”

B36. Seven (7) buildings are proposed with this Preliminary Development Plan. Review of the architecture of the proposed row houses is performed in the Final Development Plan application, Request F of this report, and will document compliance with the Village Center Architectural Standards (VCAS). The proposed lots are sized to accommodate proposed row house buildings in a manner consistent with the VCAS.

Subsection 4.125 (.18) K. 2. PDP Approval Criteria: Reasonable Phasing Schedule. : “If the PDP is to be phased, that the phasing schedule is reasonable and does not exceed two years between commencement of development of the first, and completion of the last phase, unless otherwise authorized by the Development Review Board.”

B37. The proposed PDP will be completed in one phase. This criterion is satisfied.

Subsection 4.125 (.18) K. 3. PDP Approval Criteria: Parks Concurrency. “Parks within each PDP or PDP Phase shall be constructed prior to occupancy of 50% of the dwelling units in the PDP or PDP phase, unless weather or other special circumstances prohibit completion, in which case bonding for such improvements shall be permitted.”

B38. In the Central SAP, parks shall be constructed within each PDP, or that pro rata portion of the estimated cost of Central SAP parks not within the PDP, calculated on a dwelling unit basis, shall be bonded or otherwise secured to the satisfaction of the City. While there are no parks proposed within the proposed development, Condition of Approval PDB 3 will ensure the required the parks within SAP Central are completed prior to occupancy of 50% of the housing units of this phase (PDP-6C), or bonding will be provided if special circumstances prevent completion. Specifically, park improvements within SAP Central must be completed prior to the granting of the building permit for the 16th dwelling unit.

Subsection 4.125 (.18) K. 5. PDP Approval Criteria: DRB Conditions. “The Development Review Board may require modifications to the PDP, or otherwise impose such conditions as it may deem necessary to ensure conformance with the approved SAP, the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section.”

B39. No additional conditions of approval are recommended. This criterion is satisfied.

Subsection 4.140 (.09) J. Planned Development Permit Review Criteria

“A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Section 4.140:”

Subsection 4.140 (.09) J. 1. Consistency with Comprehensive Plan and Other Plans, Ordinances. “The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.”

B40. The applicant’s findings demonstrate the location, design, size, and uses proposed with the proposed PDP are both separately and as a whole consistent with SAP Central as proposed to be amended and thus the Villebois Village Master Plan, the City’s Comprehensive Plan designation of Residential – Village for the area, and any other applicable ordinance of which staff is aware. These criteria are satisfied.

Subsection 4.140 (.09) J. 2. Meeting Traffic Level of Service D. “That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the City’s adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.”

B41. See Finding B27, above. These criteria are satisfied.

Subsection 4.140 (.09) J. 3. Concurrency for Other Facilities and Services. “That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.”

B42. As shown on the Composite Utility Plan, Plan Sheet 6, existing or immediately planned facilities and services are sufficient to serve the planned row house development. These criteria are satisfied.

Section 4.178 Sidewalk and Pathway Standards.

- **Sidewalks.** All sidewalks shall be concrete and a minimum of five (5) feet in width, except where the walk is adjacent to commercial storefronts. In such cases, they shall be increased to a minimum of ten (10) feet in width.
- **Bicycle facilities** shall be provided using a bicycle lane as the preferred facility design. The other facility designs listed will only be used if the bike lane standard cannot be constructed due to physical or financial constraints. The alternative standards are listed in order of preference.
- **Bike lane.** This design includes 12-foot minimum travel lanes for autos and paved shoulders, 5-6 feet wide for bikes that are striped and marked as bicycle lanes. This shall be the basic standard applied to bike lanes on all arterial and collector streets in the City, with the exception of minor residential collectors with less than 1,500 (existing or anticipated) vehicle trips per day.”

B43. The proposed PDP matches the SAP Central approval, in this regard. These criteria are satisfied.

REQUEST C
ZONE MAP AMENDMENT

This request is for approval of a Zone Map Amendment from the Public Facility zone to the Village (V) zone for 1.52 acres involving Lot No. 83 of Villebois Village Center No. 3 subdivision. Because the service levels vary throughout the City, the zoning process allows for a case-by-case analysis of the availability of public facilities and services and to determine specific conditions related to needed public facilities improvements. All land development proposals are reviewed for conformity with the Comprehensive Plan and specific standards set forth in the zoning ordinance.

As set forth in Subsection 4.197(.02) of the Wilsonville Code, in recommending approval or denial of a proposed zone map amendment, the Board must at a minimum, adopt findings addressing Criteria A-G, below.

Criterion ‘A’

“That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008 or, in the case of a Planned Development, Section 4.140.”

C1. The applicant has provided findings in Exhibit B1 addressing the Zone Map Amendment criteria, which are included in this staff report as findings for approval. Approval of the proposed Zoning Map Amendment is contingent on approval by the City Council by a City Ordinance.

Criterion ‘B’

“That the proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives, set forth in the Comprehensive Plan text.”

Proposed Comprehensive Plan Designation: Village

C2. The subject site is currently zoned Public Facility (PF). The applicant proposes to change the Public facility (PF) Zone to the Village (V) zone on 1.52 acres, including the adjacent public streets. On the basis of Section 4.125 the applicant is seeking the appropriate V zone based on the ‘Village’ Comprehensive Plan Map designation.

C3. The proposed Comprehensive Plan Map designation is ‘Village’. The gross site area is 1.52 acres. The proposed Preliminary Development Plan is reviewed in Request B of this staff report.

C4. The applicant’s zone change proposal would enable the development of the proposed row houses, which are located in the center of Villebois Village. The applicant’s response findings in Exhibit B1 speak to providing residential development in the City, meeting these measures.

Area of Special Concern

C5. The subject property is not located in an area of special concern by the Comprehensive Plan.

Criterion ‘D’ – Public Facilities: “That the existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission and Development Review Board shall utilize any and all means to insure that all primary facilities are available and are adequately sized.”

C6. The Development Engineering Manager recommended Public Facility (PF) conditions which impose further performance upon the Preliminary Development Plan application, and requires the applicant to provide adequate water and storm sewer infrastructure to serve the subject property. As currently configured, the subject property with the proposed PF conditions of approval will satisfy all design requirements regarding needed infrastructure improvements.

Criterion ‘E’ – Significant Resource Overlay Zone: “That the proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard. When Significant Resource Overlay Zone areas or natural hazard, and/or geologic hazard are located on or abut the proposed development, the Planning Commission or Development Review Board shall use appropriate measures to mitigate and significantly reduce conflicts between the development and identified hazard or Significant Resource Overlay Zone.”

C7. The subject property is not designated as being within the Significant Resource Overlay Zone (SROZ).

Criterion ‘F’ “That the applicant is committed to a development schedule demonstrating that development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change.”

C8. The applicant’s submittal documents indicate the intent to develop the subject property soon after final approvals are obtained from the City within years 2015 – 2016, meeting code.

Criterion ‘G’ “That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached that insure that the project development substantially conforms to the applicable development standards.”

C9. The applicant’s proposal, together with the Preliminary Development Plan conditions of approval will bring it into compliance with all applicable development standards.

Subsection 4.197(.03) provides that “If affirmative findings cannot be made for all applicable criteria listed above the Planning Commission or Development Review Board shall recommend that the proposed text or map amendment, as the case may be, be denied.”

C10. The applicant has made affirmative findings in Exhibit B1 to Subsection 4.197(.02)(A)-(G), meeting Subsection 4.197(.03).

Subsection 4.197(.04) stipulates that the “City Council action approving a change in zoning shall be in the form of a Zoning Order.”

C11. Staff recommends approval of the proposed Zone Map Amendment with no conditions of approval being proposed. A City Council Zoning Order and Ordinance regarding the proposed Zone Map Amendment is required subsequent to contingent approval of the requested companion applications.

Subsection 4.197(.05) provides “In cases where a property owner or other applicant has requested a change in zoning and the City Council has approved the change subject to conditions, the owner or applicant shall sign a statement accepting, and agreeing to complete the conditions of approval before the zoning shall be changed.”

C12. Staff recommends adoption of these findings to the Development Review Board in review of the application to modify the Zone Map designation from PF to V. Upon recommendation of approval by the Board, these will be forwarded to the City Council for final action.

REQUEST D: TENTATIVE SUBDIVISION PLAT

The applicant's findings in Section III of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

Subsection 4.125 (.02) Permitted Uses in the Village Zone. This subsection lists the permitted uses in the Village Zone.

D1. The proposed Tentative Subdivision Plat is for uses including row houses which are permitted in the Village Zone. These criteria are satisfied.

Subsection 4.125 (.05) Development Standards Applying to All Development in Village Zone
Subsection 4.125 (.05) A. Block, Alley, Pedestrian, and Bicycle Standards. This subsection lists the block, alley, pedestrian, and bicycle standards applicable in the Village Zone.

D2. The proposed Tentative Subdivision Plat shows blocks, alleys, pedestrian, and bicycle paths consistent with this subsection and the proposed PDP. These criteria are satisfied.

Subsection 4.125 (.05) B. Access Standards "All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer."

D3. The proposed row houses are designed with garage access at alleys so there is no need for a reservation strip on the street side of lots.

Table V-1: Development Standards in the Village Zone. This table shows the development standards, including setback for different uses in the Village Zone.

D4. The proposed lots facilitate row house construction that meets relevant standards of the Table V1. These criteria are satisfied.

Subsection 4.125 (.07) Off-Street Parking, Loading and Bicycle Parking. "Except as required by Subsections (A) through (D), below, the requirements of Section 4.155 shall apply within the Village zone."

D5. Nothing concerning the proposed Tentative Subdivision Plat would prevent the required parking from being built. These criteria are satisfied.

Subsection 4.125 (.08) Open Space Requirements. This subsection establishes the open space requirements for the Village Zone.

D6. The proposed Tentative Subdivision Plat shows the open space consistent with the requirements of the Village Zone. Consistent with the requirements of Section 4.125(.08)(C), a proposed condition of approval requires the City Attorney to review and approve pertinent bylaws, covenants, or agreements prior to recordation. These criteria are satisfied or will be satisfied by Condition of Approval PDD 4.

Subsection 4.125 (.09) A. 1. Street and Improvement Standards: General Provisions. “Except as noted below, the provisions of Section 4.177 shall apply within the Village zone:

Review Criteria:

- **General Provisions:**
- **All street alignment and access improvements shall conform to Figures 7, 8, 9A, and 9B of the Villebois Village Master Plan, or as refined in an approved Specific Area Plan, Preliminary Development Plan, or Final Development Plan, and the following standards:**
- **All street improvements shall conform to the Public Works Standards and the Transportation Systems Plan, and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.**
- **All streets shall be developed according to the Master Plan.”**

D7. The proposed Tentative Subdivision Plat shows street alignments, improvements, and access improvements consistent with the approved SAP Central, with the Master Plan and Transportation Systems Plan. These criteria are satisfied.

Subsection 4.125 (.09) A. 2. Street and Improvement Standards: Intersection of Streets

Review Criteria:

“Intersections of streets:

- **Angles: Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.**
- **Intersections: If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of a thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety 90 degrees shall require approval by the City Engineer after consultation with the Fire District.**
- **Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:**
 - **1000 ft. for major arterials**
 - **600 ft. for minor arterials**
 - **100 ft. for major collector**
 - **50 ft. for minor collector**
- **Curb Extensions:**
 - **Curb extensions at intersections shall be shown on the Specific Area Plans required in Subsection 4.125(.18)(C) through (F), below, and shall: Not obstruct bicycle lanes on collector streets.**
 - **Provide a minimum 20 foot wide clear distance between curb extensions at all local residential street intersections, meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.”**
-

D8. The proposed Tentative Subdivision Plat shows street intersections consistent with these standards. These criteria are satisfied.

Subsection 4.125 (.09) A. 4. Street and Improvement Standards: Centerline Radius Street Curves.

Review Criteria:

“The minimum centerline radius street curves shall be as follows:

- **Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by the City Engineer.**
- **Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.**
- **Local streets: 75 feet”**

D9. The proposed Tentative Subdivision Plat shows streets meeting these standards. These criteria are satisfied.

Subsections 4.125 (.09) A. 5. and 4.177 (.01) C. Street and Improvement Standards: Rights-of-way

Review Criteria:

- **“Prior to issuance of a Certificate of Occupancy Building permits or as a part of the recordation of a final plat, the City shall require dedication of rights-of-way in accordance with the Street System Master Transportation Systems Plan. All dedications shall be recorded with the County Assessor's Office.**
- **The City shall also require a waiver of remonstrance against formation of a local improvement district, and all non-remonstrances shall be recorded in the County Recorder’s Office as well as the City's Lien Docket, prior to issuance of a Certificate of Occupancy Building Permit or as a part of the recordation of a final plat.**
- **In order to allow for potential future widening, a special setback requirement shall be maintained adjacent to all arterial streets. The minimum setback shall be 55 feet from the centerline or 25 feet from the right-of-way designated on the Master Plan, whichever is greater.”**

D10. Public rights-of-ways are already dedicated to the city meeting the above criteria.

Subsections 4.125 (.09) A. 6. and 4.177 (.01) E. Street and Improvement Standards: Access Drives

Review Criteria:

- **Access drives are required to be 16 feet for two-way traffic.**
- **An access drive to any proposed development shall be designed to provide a clear travel lane free from any obstructions.**
- **Access drive travel lanes shall be constructed with a hard surface capable of carrying a 23-ton load.**
- **Secondary or emergency access lanes may be improved to a minimum 12 feet with an all-weather surface as approved by the Fire District. All fire lanes shall be dedicated easements.**
- **Minimum access requirements shall be adjusted commensurate with the intended function of the site based on vehicle types and traffic generation.**
- **Where access drives connect to the public right-of-way, construction within the right-of-way shall be in conformance to the Public Works Standards.**

D11. The proposed Tentative Subdivision Plat shows alleys of sufficient 16 foot width to meet the width standards. Easements for fire access will be dedicated as required. These criteria are satisfied.

Subsections 4.125 (.09) A. 7. and 4.177 (.01) F. Street and Improvement Standards: Clear Vision Areas. “A clear vision area which meets the Public Works Standards shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. However, the following items shall be exempt from meeting this requirement:” Listed 1. a.-f.

D12. The proposed Tentative Subdivision Plat shows streets meeting these standards. These criteria are satisfied.

Subsections 4.125 (.09) A. 8. and 4.177 (.01) G. Street and Improvement Standards: Vertical Clearance. “a minimum clearance of 12 feet above the pavement surface shall be maintained over all streets and access drives.”

D13. Nothing is shown on the proposed Tentative Subdivision Plat that would preclude the required clearance from being provided. This criterion is satisfied.

Subsections 4.125 (.09) A. 9. and 4.177 (.01) H. Street and Improvement Standards: Interim Improvement Standards.

Review Criteria: “It is anticipated that all existing streets, except those in new subdivisions, will require complete reconstruction to support urban level traffic volumes. However, in most cases, existing and short-term projected traffic volumes do not warrant improvements to full Master Plan standards. Therefore, unless otherwise specified by the Planning Commission, the following interim standards shall apply.

- **Arterials - 24 foot paved, with standard sub-base.** Asphalt overlays are generally considered unacceptable, but may be considered as an interim improvement based on the recommendations of the City Engineer, regarding adequate structural quality to support an overlay.
- **Half-streets are generally considered unacceptable.** However, where the Development Review Board finds it essential to allow for reasonable development, a half-street may be approved. Whenever a half-street improvement is approved, it shall conform to the requirements in the Public Works Standards:
- **When considered appropriate in conjunction with other anticipated or scheduled street improvements, the City Engineer may approve street improvements with a single asphalt lift.** However, adequate provision must be made for interim storm drainage, pavement transitions at seams and the scheduling of the second lift through the Capital Improvements Plan.

D14. The area covered by the proposed Tentative Subdivision Plat does not include any interim improvements addressed by this subsection. These criteria are satisfied.

Subsection 4.202 (.01) through (.03) Plats Reviewed by Planning Director or DRB

Review Criteria: “Pursuant to ORS Chapter 92, plans and plats must be approved by the Planning Director or Development Review Board (Board), as specified in Sections 4.030 and 4.031, before a plat for any land division may be filed in the county recording office for any

land within the boundaries of the City, except that the Planning Director shall have authority to approve a final plat that is found to be substantially consistent with the tentative plat approved by the Board.

The Development Review Board and Planning Director shall be given all the powers and duties with respect to procedures and action on tentative and final plans, plats and maps of land divisions specified in Oregon Revised Statutes and by this Code.

Approval by the Development Review Board or Planning Director of divisions of land within the boundaries of the City, other than statutory subdivisions, is hereby required by virtue of the authority granted to the City in ORS 92.”

D15. The proposed Tentative Subdivision Plat is being reviewed by the Development Review Board according to this subsection. The final plat will be reviewed by the Planning Division under the authority of the Planning Director to ensure compliance with the DRB review of the tentative subdivision plat. These criteria are satisfied.

Subsection 4.202 (.04) A. Lots must be Legally Created for Issuing Development Permit. “No person shall sell any lot or parcel in any condominium, subdivision, or land partition until a final condominium, subdivision or partition plat has been approved by the Planning Director as set forth in this Code and properly recorded with the appropriate county.”

D16. It is understood that no lots will be sold until the final plat has been approved by the Planning Director and recorded. This criterion is satisfied.

Subsection 4.202 (.04) B. Prohibition of Creating Undersized Lots. “It shall be a violation of this Code to divide a tract of land into a parcel smaller than the lot size required in the Zoning Sections of this Code unless specifically approved by the Development Review Board or City Council. No conveyance of any portion of a lot, for other than a public use, shall leave a structure on the remainder of the lot with less than the minimum lot size, width, depth, frontage, yard or setback requirements, unless specifically authorized through the Variance procedures of Section 4.196 or the waiver provisions of the Planned Development procedures of Section 4.118.”

D17. No lots will be divided into a size smaller than allowed by the proposed Village “V” zoning designation. This criterion is satisfied.

Subsection 4.210 (.01) Pre-Application Conference. “Prior to submission of a tentative condominium, partition, or subdivision plat, a person proposing to divide land in the City shall contact the Planning Department to arrange a pre-application conference as set forth in Section 4.010.”

D18. A pre-application conference was held in March 19, 2015 in accordance with this subsection. This criterion is satisfied.

Subsection 4.210 (.01) A. Preparation of Tentative Plat. “The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of such surveyor or engineer shall be furnished as part of the submittal.”

D19. Plan Sheet 4 of Section IIB of Exhibit B1 is the proposed Tentative Subdivision Plat, prepared in accordance with this subsection. This criterion is satisfied.

Subsection 4.210 (.01) B. Tentative Plat Submission. “The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:”

D20. The proposed Tentative Subdivision Plat has been submitted with the required information. These criteria are satisfied.

Subsection 4.210 (.01) D. Land Division Phases to Be Shown. “Where the applicant intends to develop the land in phases, the schedule of such phasing shall be presented for review at the time of the tentative plat. In acting on an application for tentative plat approval, the Planning Director or Development Review Board may set time limits for the completion of the phasing schedule which, if not met, shall result in an expiration of the tentative plat approval.”

D21. The land is intended to be developed in a single phase. These criteria are satisfied.

Subsection 4.210 (.01) E. Remainder Tracts. “Remainder tracts to be shown as lots or parcels. Tentative plats shall clearly show all affected property as part of the application for land division. All remainder tracts, regardless of size, shall be shown and counted among the parcels or lots of the division.”

D22. The affected property has been incorporated into the proposed Tentative Subdivision Plat. These criteria are satisfied.

Subsection 4.236 (.01) Conformity to the Master Plan or Map. “Land divisions shall conform to and be in harmony with the Transportation Master Plan (Transportation Systems Plan), the Bicycle and Pedestrian Master Plan, the Parks and Recreation Master Plan, the Official Plan or Map and especially to the Master Street Plan.”

D23. The proposed Tentative Subdivision Plat is consistent with applicable plans including the Transportation Systems Plan and Villebois Village Master Plan. These criteria are satisfied.

Subsection 4.236 (.02) Relation to Adjoining Street System

Review Criteria:

- A land division shall provide for the continuation of the principal streets existing in the adjoining area, or of their proper projection when adjoining property is not developed, and shall be of a width not less than the minimum requirements for streets set forth in these regulations. Where, in the opinion of the Planning Director or Development Review Board, topographic conditions make such continuation or conformity impractical, an exception may be made. In cases where the Board or Planning Commission has adopted a plan or plat of a neighborhood or area of which the proposed land division is a part, the subdivision shall conform to such adopted neighborhood or area plan.
- Where the plat submitted covers only a part of the applicant's tract, a sketch of the prospective future street system of the un-submitted part shall be furnished and the

street system of the part submitted shall be considered in the light of adjustments and connections with the street system of the part not submitted.

- At any time when an applicant proposes a land division and the Comprehensive Plan would allow for the proposed lots to be further divided, the city may require an arrangement of lots and streets such as to permit a later re-subdivision in conformity to the street plans and other requirements specified in these regulations.

D24. The proposed Tentative Subdivision Plat shows streets meeting these standards. These criteria are satisfied.

Subsection 4.236 (.03) Streets: Conformity to Standards Elsewhere in the Code. “All streets shall conform to the standards set forth in Section 4.177 and the block size requirements of the zone.”

D25. The proposed Tentative Subdivision Plat shows streets consistent with the proposed PDP under Request B, which meets Section 4.177 and the block requirements of the zone. These criteria are satisfied.

Subsection 4.236 (.04) Creation of Easements. “The Planning Director or Development Review Board may approve an easement to be established without full compliance with these regulations, provided such an easement is the only reasonable method by which a portion of a lot large enough to allow partitioning into two (2) parcels may be provided with vehicular access and adequate utilities. If the proposed lot is large enough to divide into more than two (2) parcels, a street dedication may be required.”

D26. No specific easements are requested pursuant to this subsection. These criteria are satisfied.

Subsection 4.236 (.05) Topography. “The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of these regulations.”

D27. The proposed Tentative Subdivision Plat shows street alignments recognizing topographic conditions. This criterion is satisfied.

Subsection 4.236 (.06) Reserve Strips. “The Planning Director or Development Review Board may require the applicant to create a reserve strip controlling the access to a street. Said strip is to be placed under the jurisdiction of the City Council, when the Director or Board determine that a strip is necessary:”

D28. No reserve strips are being required for the reasons listed in this subsection. These criteria are satisfied.

Subsection 4.236 (.07) Future Expansion of Street. “When necessary to give access to, or permit a satisfactory future division of, adjoining land, streets shall be extended to the boundary of the land division and the resulting dead-end street may be approved without a turn-around. Reserve strips and street plums shall be required to preserve the objective of street extension.”

D29. SW Costa Circle West and SW Orleans Avenue were built with two previous phases of Villebois (PDP-2N and PDP-4C). SW Paris Avenue and SW Collina Lane will be extended as a part of this proposal. These criteria are satisfied.

Subsection 4.236 (.08) Additional Right-of-Way for Existing Streets. “Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall conform to the designated width in this Code or in the Transportation Systems Plan.”

D30. All necessary rights-of-ways abutting to the north and east were previously dedicated. The Engineering Division is requiring that additional right-of-way be dedicated and constructed along the west and south sides of the site. See Condition of Approval PFB 32. These criteria are satisfied.

Subsection 4.236 (.09) Street Names. “No street names will be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and numbers shall conform to the established name system in the City, and shall be subject to the approval of the City Engineer.”

D31. Street names have been established. These criteria are satisfied.

Subsection 4.237 (.01) Blocks

Review Criteria:

- **The length, width, and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated, consideration of needs for convenient access, circulation, control, and safety of pedestrian, bicycle, and motor vehicle traffic, and recognition of limitations and opportunities of topography.**
- **Sizes: Blocks shall not exceed the sizes and lengths specified for the zone in which they are located unless topographical conditions or other physical constraints necessitate larger blocks. Larger blocks shall only be approved where specific findings are made justifying the size, shape, and configuration.**

D32. The proposed Tentative Subdivision Plat shows blocks consistent with those in the approved “Large Lot Subdivision”, Villebois Village Center No. 3 subdivision (DB13-0043). These criteria are satisfied.

Subsection 4.237 (.02) Easements

Review Criteria:

- **Utility lines. Easements for sanitary or storm sewers, drainage, water mains, electrical lines or other public utilities shall be dedicated wherever necessary. Easements shall be provided consistent with the City's Public Works Standards, as specified by the City Engineer or Planning Director. All of the public utility lines within and adjacent to the site shall be installed within the public right-of-way or easement; with underground services extending to the private parcel constructed in conformance to the City's Public Works Standards. All franchise utilities shall be installed within a public utility easement. All utilities shall have appropriate easements for construction and maintenance purposes.**
- **Water courses. Where a land division is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purposes of conveying storm water and allowing for**

maintenance of the facility or channel. Streets or parkways parallel to water courses may be required.

D33. Proposed PF Condition of Approvals ensures all easements dealing with utilities are on the final plat. These criteria are satisfied or will be satisfied by Conditions of Approval.

Subsection 4.237 (.03) Mid-block Pedestrian and Bicycle Pathways

Review Criteria: “An improved public pathway shall be required to transverse the block near its middle if that block exceeds the length standards of the zone in which it is located.

- **Pathways shall be required to connect to cul-de-sacs or to pass through unusually shaped blocks.**
- **Pathways required by this subsection shall have a minimum width of ten (10) feet unless they are found to be unnecessary for bicycle traffic, in which case they are to have a minimum width of six (6) feet.**

D34. Pathways are not proposed within the project. These criteria are satisfied.

Subsection 4.237 (.04) Tree Planting & Tree Access Easements. “Tree planting plans for a land division must be submitted to the Planning Director and receive the approval of the Director or Development Review Board before the planting is begun. Easements or other documents shall be provided, guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property.”

D35. Street trees are proposed public right-of-ways. See Request E of this staff report for a detailed analysis of the proposed street tree program.

Subsection 4.237 (.05) Lot Size and Shape. “The lot size, width, shape and orientation shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots shall meet the requirements of the zone where they are located.”

D36. Proposed lot sizes, widths, shapes and orientations are appropriate for the proposed row house development and are in conformance with the Village Zone requirements. These criteria are satisfied.

Subsection 4.237 (.06) Access. “The division of land shall be such that each lot shall have a minimum frontage on a street or private drive, as specified in the standards of the relative zoning districts. This minimum frontage requirement shall apply with the following exceptions:” Listed A. and B.

D37. Each lot has the minimum frontage on a street or greenbelt. These criteria are satisfied.

Subsection 4.237 (.07) Through Lots. “Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or adjacent non-residential activity or to overcome specific disadvantages of topography and orientation.”

D38. No through lots are proposed. These criteria are satisfied.

Subsection 4.237 (.08) Lot Side Lines. “The side lines of lots, as far as practicable for the purpose of the proposed development, shall run at right angles to the street or tract with a private drive upon which the lots face.”

D39. Proposed side lot lines are at right angles with the front lot line. These criteria are satisfied.

Subsection 4.237 (.09) Large Lot Land Divisions. “In dividing tracts which at some future time are likely to be re-divided, the location of lot lines and other details of the layout shall be such that re-division may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of buildings within future street locations shall be made a matter of record if the Development Review Board considers it necessary.”

D40. No future divisions of the lots included in the tentative subdivision plat are proposed or likely. These criteria are satisfied.

Subsection 4.237 (.10) and (.11) Building Line and Built-to Line

Review Criteria: The Planning Director or Development Review Board may establish special:

- **Building setbacks to allow for the future re-division or other development of the property or for other reasons specified in the findings supporting the decision. If special building setback lines are established for the land division, they shall be shown on the final plat.**
- **Build-to lines for the development, as specified in the findings and conditions of approval for the decision. If special build-to lines are established for the land division, they shall be shown on the final plat.**

D41. No building lines or built-to lines are proposed or recommended. These criteria are satisfied.

Subsection 4.237 (.12) Land for Public Purposes. “The Planning Director or Development Review Board may require property to be reserved for public acquisition, or irrevocably offered for dedication, for a specified period of time.”

D42. No property reservation is recommended as described in this subsection. This criterion is satisfied.

Subsection 4.237 (.13) Corner Lots. “Lots on street intersections shall have a corner radius of not less than ten (10) feet.”

D43. All proposed corner lots meet the minimum corner radius of ten (10) feet. This criterion is satisfied.

REQUEST E TYPE 'C' TREE PLAN

Subsection 4.610.40 (.02) and Subsection 4.610.30 (.02) Submittal Requirements

E1. The Arborist Report was prepared by Morgan Holen, dated March 21, 2015. As indicated in the table below the applicant has submitted the required documentation under Subsection 4.610.40 (02). The requirements of these subsections are thus satisfied.

E2. Removal Evaluation Table:

Requirement	Submitted	Waiver Granted		Condition of Approval	Not Applicable	Additional findings/notes
		Info Already Available to City	Info Not Necessary for Review			
Statement why removal is necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Description of trees (common name, d.b.h.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Name of person removing (if known)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Time of removal (if known)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Map showing location of tree(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Arborist's Report (health and condition, species, common name, d.b.h.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tree protection information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Replacement tree description (species, size, number, cost)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

This application has been reviewed according the standards and processes referenced in this subsection. This provision is satisfied.

Section 4.620.00 Tree Relocation, Mitigation, or Replacement
Subsection 4.620.00 (.01) Tree Replacement Required within One Year

E3. This subsection requires a Type ‘C’ Tree Removal Permit grantee to replace or relocate each removed tree having six inches (6”) or greater d.b.h. within one year of removal. Fifteen regulated trees are proposed for removal; two (2) trees are proposed to be retained. See Plan Sheet 8 of Section VC the submitted notebook, Exhibit B1.

Subsection 4.620.00 (.02) Basis for Determining Replacement

E4. This subsection requires that removed trees be replaced on a basis of one (1) tree replanted for each tree removed. It also requires all replacement trees measure two inches (2”) caliper. One (1) tree is being replaced for each tree removed, all of which will be two inch (2”) caliper. The provisions of this subsection will be satisfied through PDE 1.

Subsection 4.620.00 (.03) A. Replacement Tree Requirements-Comparable Characteristics

E5. This subsection identifies the requirements for replacement trees including: having characteristics similar to removed trees; being appropriately chosen for the site from an approved tree species list provided by the City, and being of state Department of Agriculture Nursery Grade No. 1 or better. The applicant proposes mitigating with trees that will be more appropriate for the site.

Subsections 4.620.00 (.03) B. and C. Replacement Tree Requirements-Tree Care and Guarantee

E6. These subsections require replacement trees be staked, fertilized and mulched, and be guaranteed by the permit grantee or the grantee’s successors-in-interest for two (2) years after the planting date. A “guaranteed” tree that dies or becomes diseased during the two (2) year period is required to be replaced. A condition of approval ensures the requirements of these subsections are met.

Subsection 4.620.00 (.3) D. Replacement Tree Requirements- Encouragement of Diversity of Species

E7. This subsection encourages a diversity of tree species to be planted. A variety of trees are being removed and a variety is being planted, maintaining substantially similar diversity of species on the property. See Condition of Approval PDE 2.

Subsection 4.620.00 (.04) Additional Requirements for Replacement Trees

E8. This subsection requires replacement trees consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade. Condition of Approval PDF 6 ensures the requirements of these subsections are met.

Subsection 4.620.00 (.05) Replacement Tree Location - Review Required

E7. The trees that are proposed to be removed will be replaced by the trees illustrated in the applicant's landscape plan (Plan Sheet L1 of Section VIB of Exhibit B1).

<p style="text-align: center;">REQUEST F: FINAL DEVELOPMENT PLAN (FDP) CONCLUSIONARY FINDINGS</p>
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Section 4.125 V – Village Zone

(.02) Permitted Uses. Examples of principle uses that are typically permitted:

D. Row Houses

F1. All the proposed row house buildings are subject to Village Center Architectural Standards (VCAS). The row house buildings proposed along SW Costa Circle West, SW Paris Avenue, SW Orleans Avenue, and SW Collina Lane.

B. Access: All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.

F2. Vehicular access to the proposed units is provided via public street and private alleys.

D. Fencing:

F3. Regarding the above criterion, the applicant is not proposing fencing for the row house buildings. Furthermore, the Land Development Ordinance of the Wilsonville Code does not regulate locations and screening of trash, yard debris and recyclables containers for single family residences. Republic Services provides containers for collection of trash, yard debris and recyclables.

F. Fire Protection:

1. All structures shall include a rated fire suppression system (i.e., sprinklers), as approved by the Fire Marshal.

F4. The proposed row houses in this FDP application (Request F) will have fire suppression sprinklers installed as approved by the Fire Marshall, thereby meeting this criterion. The Building Division will assure compliance with this provision through review of submitted plans at the time of application for Building Permits.

Table V-1: Development Standards

F5. The following is an analysis of the appropriate setbacks for row houses in the Village Center:

- a. Front (5 – foot minimum). Porches, stairs, stoops, decks, canopies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public way. The submitted plans indicate that the row house buildings will be setback 5 feet to the porch and/or front building plane.
- b. Side: No setback required. Proposed is 0 feet typical.
- c. Rear: No setback required. Proposal varies at alleys.

B. Minimum and Maximum Off-Street Parking Requirements:

- 1. **Table V-2, Off-Street Parking Requirements, below, shall be used to determine the minimum and maximum parking standards for noted land uses. The minimum number of required parking spaces shown in Table V-2 shall be determined by rounding to the nearest whole parking space. For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one off-street parking space. If the same use contained more than 600 square feet, a second parking space would be required.**

Table V-2: Off Street Parking Requirements				
	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
Permitted or Conditional Use				
Permitted Uses				
Single-Family Detached Dwellings	1.0/DU	NR	NR	NR
Single-Family Accessory Dwelling Units	1.0/DU	NR	NR	NR
Duplex	1.0/DU	NR	NR	NR
Row Houses	1.0/DU	NR	NR	NR

- 2. **Minimum parking requirements may be met by dedicated off-site parking, including surfaced parking areas and parking structures.**
- 3. **Except for detached single-family dwellings and duplexes, on-street parking spaces, directly adjoining and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking requirements.**
- 4. **Minimum parking requirements may be reduced under the following conditions:**
 - a. **When complimentary, shared parking availability can be demonstrated, or;**
 - b. **Bicycle parking may substitute for up to 25% of required Mixed-Use or Multi-Family Residential parking. For every five non-required bicycle parking spaces that meet the short or long-term bicycle parking standards, the motor vehicle parking requirement for compact spaces may be reduced by one space.**

F6. As indicated in the excerpt of Table V-2 above (emphasis added) the requirement for a row house is 1.0 space/dwelling unit. Proposed are thirty one (31) row houses. Based upon the requirement of 1.0 space/dwelling unit, the applicant is required to provide

minimum thirty one (31) parking spaces. In this case, each row house will have one-car garage. The proposed garage parking meets the requirements of Table V-2.

F7. Open Space Requirement: See the applicant's findings on page 6 of Section IIA of Exhibit B1 of the submittal notebook. Staff finds that this project meets the SAP approval and provides adequate open space.

(.09) Street and Access Improvement Standards

F8. Streets, sidewalks and access improvement standards are proposed as a part of the Preliminary Development Plan, Specific Area Plan – Central. Driveway intersections meet the clear vision requirements of Section 4.177.

(.11) Landscaping, Screening and Buffering

A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:

1. Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.

F9. See page 28 for a discussion about street trees.

(.13) Design Principles Applying to the Village Zone

A. The following design principles reflect the fundamental concepts, and support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities of the built environment within the Village zone.

F10. One of the three guiding design principles stated in the Villebois Village Master Plan is diversity. This diversity includes diversity of architectural style. The proposed row house buildings are French and English styles. The row houses have been designed by a licensed architect and were reviewed for consistency by the City consultant architect, Mr. Steve Coyle.

The proposed PDP and FDP comply with the form and function supported by the standards of this subsection. Staff finds that the proposed FDP does not affect the project's ability to comply with the design principles, but rather seeks to enhance it by providing architectural diversity and variety in its built form. This criterion is met.

(.14) Design Standards Applying to the Village Zone

A. The following Design Standards implement the Design Principles found in Section 4.125(.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:

1. General Provisions:

- a. **Flag lots are not permitted.**
- F11.** The proposal does not include flag lots. This criterion is met.
- b. **The minimum lot depth for a single-family dwelling with an accessory dwelling unit shall be 70 feet.**
- F12.** This criterion is not applicable to row houses with no accessory dwelling units.
- c. **Village Center lots may have multiple front lot lines.**
- F13.** No lots in the FDP areas have multiple front lot lines. This criterion is therefore not applicable.
- d. **For Village Center lots facing two or more streets, two of the facades shall be subject to the minimum frontage width requirement. Where multiple buildings are located on one lot, the facades of all buildings shall be used to calculate the Minimum Building Frontage Width.**
- F14.** The proposed row house buildings are sited to their allowed setback lines and are in conformance with this standard.
- e. **Neighborhood Centers shall only be located within a Neighborhood Commons.**
 - f. **Commercial Recreation facilities shall be compatible with surrounding residential uses.**
 - g. **Convenience Stores within the Village zone shall not exceed 4,999 sq. ft., and shall provide pedestrian access.**
 - h. **Specialty Grocery Stores within the Village zone shall not be more 19,999 square feet in size.**
 - i. **A Grocery Store shall not be more than 40,000 square feet in size.**
- F15.** Mixed-use buildings are not part of this Final Development Plan review. These criteria are therefore not applicable.
- 2. **Building and site design shall include:**
 - a. **Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.**
 - b. **Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.**
- F16.** A detailed discussion regarding the Community Elements Book and Village Center Architectural Standards can be found throughout this section of the staff report.
- c. **Protective overhangs or recesses at windows and doors.**
 - d. **Raised stoops, terraces or porches at single-family dwellings.**
 - e. **Exposed gutters, scuppers, and downspouts, or approved equivalent.**

F17. The proposed row house buildings must include protective overhangs, and recesses at windows and doors and exposed gutters and downspouts. The row house units each have a raised stoop at the front entrance. This criterion is met.

f. The protection of existing significant trees as identified in an approved Community Elements Book.

F18. See the detailed review in Request E of this staff report relative to the proposed Type 'C' Tree Plan. This criterion is met.

g. A landscape plan in compliance with Sections 4.125(.07) and (.11), above.

F19. The applicant has provided Planting Plans in compliance with Sections 4.125(.07) and (.11) [See Plan Sheets L1 and L2 of Section VB of Exhibit B1].

h. Building elevations of block complexes shall not repeat an elevation found on an adjacent block.

i. Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.

F20. Although the mix of styles have not yet been identified by the applicant, the proposed row house buildings along SW Costa Circle West and SW Collina Lane are allowed to provide building façades identical or similar in proportion and configuration, which would comply with this requirement.

j. A porch shall have no more than three walls.

F21. Porches are proposed to be in compliance with this requirement.

k. A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space.

F22. Each garage will provide space for one motor vehicle. This criterion is met.

3. Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.

F23. See Finding B15, beginning on page 29 of this report.

4. Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard.

F24. The row house building systems of the FDP comply with the materials, applications, and configurations as required in Tables V-3 and V-4. This criterion is met.

(.15) Village Center Design Principles

A. In addition to the design principles found in Section 4.125(.13), above, the following principles reflect the fundamental concepts, support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities within the Village Center:

1. The buildings, streets and open spaces of the Village Center are intended to relate in such a way as to create an identifiable and related series of public and private spaces.

F25. Staff finds that through coordinated planting plans the applicant has provided formal design that creates private open space. (Plan Sheets L1 and L2 of Section VB of Exhibit B1). This criterion is met.

(.16) Village Center Design Standards

A. In addition to the design standards found in Section 4.125(.14), above, the following Design Standards are applicable to the Village Center, exclusive of single-family detached dwellings and row houses.

F26. The proposal is for attached row houses. This criterion is not applicable.

(.18) Village Zone Development Permit Process. Except as noted below, the provision of Sections 4.140(.02) through (.06) shall apply to development in the Village zone.

B. Unique Features and Processes of the Village (V) Zone: To be developed, there are three (3) phases of project approval. Some of these phases may be combined, but generally the approvals move from the conceptual stage through to detailed architectural, landscape and site plan review in stages. All development within the Village zone shall be subject to the following processes:

2. Preliminary Development Plan (PDP) approval by the Development Review Board, as set forth in Sections 4.125(.18)(G) through (K) (Stage II equivalent), below. Following SAP approval, an applicant may file applications for Preliminary Development Plan approval (Stage II equivalent) for an approved phase in accordance with the approved SAP, and any conditions attached thereto. Land divisions may also be preliminarily approved at this stage. Except for land within the Central SAP or multi-family dwellings outside the Central SAP, application for a Zone Change and Final Development Plan (FDP) shall be made concurrently with an application for PDP approval. The SAP and PDP/FDP may be reviewed simultaneously when a common ownership exists. Final Development Plan (FDP) approval by the Development Review Board or the Planning Director, as set forth in Sections 4.125(.18)(L) through (P) (Site Design Review equivalent), below, may occur as a separate phase for lands in the Central SAP or multi-family dwellings outside the Central SAP.

F27. The applicant is seeking Preliminary and Final Development Plan approvals for the proposed row house buildings. Pursuant to Section 4.125 (.20) the proposed FDP is being processed subject to the same procedural requirements.

L. Final Development Plan Approval Procedures (Equivalent to Site Design Review):

- 1. Unless an extension has been granted by the Development Review Board as enabled by Section 4.023, an application for FDP approval on lands within the Central SAP or multi-family dwellings outside of the Central SAP shall be filed within two (2) years after the approval of a PDP. All applications for approval of a FDP shall:**
 - a. Be filed with the City Planning Division for the entire FDP, or when submission of the PDP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.**
 - b. Be made by the owner of all affected property or the owner's authorized agent.**
 - c. Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution.**
 - d. Set forth the professional coordinator and professional design team for the project. [Section 4.125(.18)(L) amended by Ord. No. 587, 5/16/05]**

F28. The subject property is located in Phase 6 area of SAP Central. The applicant has provided an application submitted by the property owner's authorized agent. Included in this application package is the required application form and FDP application fees. Also included in the submittal package are the names and contact information of the professional coordinator and design team for the proposed project. This provision is therefore satisfied.

M. FDP Application Submittal Requirements:

- 1. An application for approval of a FDP shall be subject to the provisions of Section 4.034.**

F29. Section 4.034(.08) requires that applications for development approvals within the Village zone be reviewed in accordance with the standards and procedures of Section 4.125.

N. FDP Approval Procedures

- 1. An application for approval of a FDP shall be subject to the provisions of Section 4.125.**

F30. A detailed discussion of Section 4.125 can be found throughout this staff report.

O. FDP Refinements to an Approved Preliminary Development Plan

- 1. In the process of reviewing a FDP for consistency with the underlying Preliminary Development Plan, the DRB may approve refinements, but not amendments, to the PDP. Refinements to the PDP may be approved by the Development Review Board, upon the applicant's detailed graphic demonstration of compliance with the criteria set forth in Section 4.125(.18)(O)(2), below.**
 - a. Refinements to the PDP are defined as:**

- i. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.
 - ii. Changes to the nature or location of park type, trails, or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the PDP.
 - iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.
 - iv. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the affected PDP. For purposes of this subsection, “land uses” or “uses” are defined in the aggregate, with specialty condos, mixed use condos, urban apartments, condos, village apartments, neighborhood apartments, row houses and small detached uses comprising a land use group and medium detached, standard detached, large and estate uses comprising another.
[Section 4.125(.18)(O)(1)(a)(iv) amended by Ord. No. 587, 5/16/05.]
 - v. Changes that are significant under the above definitions, but necessary to protect an important community resource or substantially improve the functioning of collector or minor arterial roadways.
- b. As used herein, “significant” means:
- i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(O)(1)(a), above, or,
 - ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above.

F31. For purposes of this subsection, “land use” is defined in the aggregate as specialty condos, mixed use condos, urban apartments, condos village apartments, neighborhood apartments and row houses. The applicant does propose to refine the land use housing category in Request A, in order to develop 31 row house units within seven (7) buildings. Except for the SAP refinements discussed in Request A, the nature or location of utilities is not changed with the FDP.

P. FDP Approval Criteria

- 1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.

F32. A detailed discussion regarding Section 4.421 can be found beginning on page 74 of this staff report.

- 2. An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Architectural Standards and any conditions of a previously approved PDP. [Section 4.125(.18)(P)(2) amended by Ord. No. 595, 9/19/05.]

F33. Findings for conformance regarding the Community Elements Book begin on page 28, and the check list *Village Center Architectural Standards* can be found beginning on page 63 of this staff report.

Village Center Architectural Standards – All Row House Buildings Within This Project

F34. A detailed discussion of the *Village Center Architectural Standards* can be found can be found beginning on page 63 of this staff report.

Rainwater Management Program

F35. The proposed PDP requires a system of rainwater swales and components throughout the project. Rainwater swales and facilities are approved stormwater/rainwater components in the approved Specific Area Plan – Central Rainwater Management Program. A refinement to the Rainwater Management Plan is proposed as a part of this application. The applicant has provided two (2) swales and four (4) facilities. This criterion is met.

F36. Pursuant to Section 4.125(.18)(B)(2), a FDP application is the equivalent of Site Design Review. Staff finds that the applicant has submitted the required documents (See Exhibit B1). This provision is therefore satisfied.

F37. Section 4.420(.01) Jurisdiction and Powers of the Board. Section 4.420(.01) exempts row houses in the Village zone from Site Design Review in Sections 4.400 – 4.450 WC.

Sections 4.154 – 4.199, General Development Regulations

Section 4.155. General Regulations - Parking, Loading and Bicycle Parking.

F38. Section 4.155 provides requirements for parking lots and loading areas. There are no off-street parking lots or loading areas associated with the proposed development. Provisions specific to the design of parking lots and loading areas are therefore not applicable.

F39. In addition to requirements for parking lot and loading area design, Section 4.155 provides parking requirements specific to use, however, within the Village zone Section 4.125(.07), specifically Table V-2, shall be used to determine the minimum and maximum parking standards for noted land uses. The required parking for row houses is 1.0/dwelling unit. The applicant is proposing to build 31 attached row houses in seven (7) buildings. Based upon the requirement of 1.0/dwelling unit, the applicant is required to provide 31 parking spaces. The applicant has submitted plans to demonstrate that each row home includes a one-car garage, which provides one off-street parking spaces per dwelling. With no expressed maximum number of spaces for detached row houses, the proposed parking meets the requirements of Table V-2.

Section 4.176. Landscaping, Screening, and Buffering.

(.02) Landscaping and Screening Standards.

A. Subsections “C” through “I,” below, state the different landscaping and screening standards to be applied throughout the City. The locations where the landscaping

and screening are required and the depth of the landscaping and screening is stated in various places in the Code.

- B. All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length (e.g., a landscaped area of between 800 and 1600 square feet shall have two trees if the standard calls for one tree per 800 square feet.
- C. General Landscaping Standard.
 - 1. Intent. The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or developments and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.
 - 2. Required materials. Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21: General Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:
 - a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.
 - b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 square feet.

F40. As demonstrated in the submitted plans (See Section IIB of Exhibit B1), the proposed row house units will have zero (0) feet side yard building lines, meeting code. Landscaping is proposed in common areas within the project.

(.03) Landscape Area. Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.

F41. The applicant has provided graphic representation that more than 15% of the common open space property will be landscaped. Approximately 0.15 acres is proposed as open space, or 9.8% of PDP-6C. In addition, the Parks Master Plan for Villebois states that there are 57.87 acres of parks and 101.46 acres of open space for a total 159.33 acres within Villebois, approximately 33%, exceeding the 15% landscaping requirement. This criterion is satisfied.

(.04) Buffering and Screening. Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

- A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.
- B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.

F42. Additional buffering and screening is not required. Private yards are not proposed for additional screening. This criterion is therefore not applicable.

- C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.
- D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.
- E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.
- F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.

F43. All exterior, roof, and ground mounted equipment will be screened from ground level off-site views. No outdoor storage areas exist in the subject areas, nor do any loading areas, docks, truck parking or fences over six (6) feet in height. Staff finds this criterion to be met.

(.06) Plant Materials.

A. Shrubs and Ground Cover.

F44. The applicant has provided graphic representation showing proposed trees, shrubs and ground covers (See , Plan Sheets L1 and L2 of Section VIB of Exhibit B1). All shrubs must be well branched and typical of their type as described in current AAN standards. All shrubs will be equal to or better than two-gallon size with a 10- to 12-inch spread and all ground cover will be at least one-gallon containers and spaced appropriately.

B. Trees.

F45. As shown on Plan Sheet L1, proposed tree species has been selected from the Villebois Plant List in the Community Elements Book. All proposed street trees must meet the minimum 2” caliper code requirement for primary trees. Any small deciduous ornamental or flowering trees must meet the minimum 1¾” caliper code requirement for secondary or accent trees.

- C. Where a proposed development includes buildings larger than twenty-four (24) feet in height or greater than 50,000 square feet in footprint area, the Development Review Board may require larger or more mature plant materials:

1. At maturity, proposed trees shall be at least one-half the height of the building to which they are closest, and building walls longer than 50 feet shall require tree groups located no more than fifty (50) feet on center, to break up the length and height of the façade.
2. Either fully branched deciduous or evergreen trees may be specified depending upon the desired results. Where solar access is to be preserved, only solar-friendly deciduous trees are to be used. Where year-round sight obscuring is the highest priority, evergreen trees are to be used.
3. The following standards are to be applied:
 - a. Deciduous trees:
 - i. Minimum height of ten (10) feet; and
 - ii. Minimum trunk diameter (caliper) of 2 inches (measured at four and one-half [4 1/2] feet above grade).
 - b. Evergreen trees: Minimum height of twelve (12) feet.

F46. The structures are proposed to be approximately 32 feet tall. The largest proposed row house buildings would be approximately 10,800 sq. ft. in total floor area, far below 50,000 sq. ft. These requirements are not applicable, as a result.

D. Street Trees.

F47. See Finding F45, above.

(.08) Landscaping on Corner Lots.

All landscaping on corner lots shall meet the vision clearance standards of Section 4.177. If high screening would ordinarily be required by this Code, low screening shall be substituted within vision clearance areas. Taller screening may be required outside of the vision clearance area to mitigate for the reduced height within it.

F48. Condition of approval PDF 9 requires that all landscaping on corner lots meet the vision clearance standards of Section 4.177.

Section 4.177. Street Improvement Standards.

(.01) Except as specifically approved by the Development Review Board, all street and access improvements shall conform to the Transportation Systems Plan and the Public Works Standards, together with the following standards:

E. Access drives and travel lanes.

1. An access drive to any proposed development shall be designed to provide a clear travel lane free from any obstructions.
2. Access drive travel lanes shall be constructed with a hard surface capable of carrying a 23-ton load.
3. Secondary or emergency access lanes may be improved to a minimum 12 feet with an all-weather surface as approved by the Fire District. All fire lanes shall be dedicated easements.
4. Minimum access requirements shall be adjusted commensurate with the intended function of the site based on vehicle types and traffic generation.
5. Where access drives connect to the public right-of-way, construction within the right-of-way shall be in conformance to the Public Works Standards.

F49. SW Costa Circle West and SW Orleans Avenue were built during previous phases of SAP North and SAP Central. SW Paris Avenue, and SW Collina Lane, fronting the subject lots for three row house buildings, must each be built to public street standards. Garages will have vehicle access from private alleys (Tract KKK), according to Preliminary Plat, Plan Sheet 4. The alleys are 20 feet wide, with 16-foot-wide travel lanes to accommodate two-way traffic. These criteria are met.

F. Corner or clear vision area.

- 1. A clear vision area which meets the Public Works Standards shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. However, the following items shall be exempt from meeting this requirement:**
 - a. Light and utility poles with a diameter less than 12 inches.**
 - b. Trees less than 6" d.b.h., approved as a part of the Stage II Site Design, or administrative review.**
 - c. Except as allowed by b., above, an existing tree, trimmed to the trunk, 10 feet above the curb.**
 - d. Official warning or street sign.**
 - e. Natural contours where the natural elevations are such that there can be no cross-visibility at the intersection and necessary excavation would result in an unreasonable hardship on the property owner or deteriorate the quality of the site.**

F50. Condition of Approval PDF 9 will require that corner or clear vision areas are maintained consistent with this provision and the Public Works Standards.

Section 4.178. Sidewalk and Pathway Standards.

(.01) Sidewalks. All sidewalks shall be concrete and a minimum of five (5) feet in width, except where the walk is adjacent to commercial storefronts. In such cases, they shall be increased to a minimum of ten (10) feet in width.

F51. Sidewalks must be concrete and at least 5 feet wide. See Condition of Approval PFB 5.

(.03) Bicycle and pedestrian paths shall be located to provide a reasonably direct connection between likely destinations. A reasonably direct connection is a route which minimizes out-of-direction travel considering terrain, physical barriers, and safety. The objective of this standard is to achieve the equivalent of a 1/4 mile grid of routes.

F52. The proposal does not seek to amend the bicycle and pedestrian network. This criterion is therefore not applicable.

(.04) Pathway Clearance.

- A. Vertical and horizontal clearance for bicycle and pedestrian paths is specified in the Public Works Standards. The clearance above equestrian trails shall be a minimum of ten feet.**

- F53.** As shown in the submitted plans, all potential obstructions are at least one foot from the edge of the pathway surfaces, and vertical clearance will be maintained. This criterion is met.

Village Center Standards Applying to All Buildings

A: Standards Applying to All Buildings

1.1 Building Types

The Building Type, as per Table V-1: Development Standards (Village Zone) sets the building height and setback requirements. Additionally, the character of each Address is derived, in part, from assumptions about the types of products that will be developed. Therefore, this document establishes the appropriate Building Type(s) for each Address. For example, the Architectural Standards for The Courtyard Address assumes that a Row House building type is most appropriate to the intended character of the space. Whether the dwelling units are apartments, condominiums, or fee-simple is beyond the scope of this document.

All buildings outside the Address overlays shall meet the development standards of the Village Zone per the proposed Building Type. Row houses outside of an Address overlay may be detached or attached and are subject to ‘Row Houses – Village Center’ in Table V-1: Development Standards (Village Zone).

- F54.** The separation of the proposed row house buildings allows for breaks in roof forms which further articulate the vertical proportion of the facades. This criterion is met.

1.2 Building Height and Roof Form

Intent: Strengthen the perception of streets and open spaces as public rooms by establishing a consistency of façade heights and roof forms.

Required Standards:

- 1. Maximum Building Height shall be as required by Table V-1: Development Standards (Village Zone).**

- F55.** The maximum building height for row house buildings in the Village Center, as required by Table V-1, is 45 feet. The maximum building height as measured from finished grade to midpoint of highest pitched roof of the proposed three-story, row house buildings is approximately 34 feet. This proposed height does not exceed the allowed maximum; therefore, this criterion is met.

- 2. See Address for other height limitations, such as number of stories or Average Façade Height.**

- F56.** The proposed row houses are not located within any of the Addresses found within SAP Central. This criterion is not applicable to the request.

3. Building Height measurement is defined in Section 4.001 Definitions (Village Zone).

F57. The maximum building height was measured from finished grade to midpoint of highest pitched roof per the definition of building or structure height. This is consistent with Section 4.001; therefore, this criterion is met.

4. Rooftop equipment shall be screened from view of taller buildings, whether existing or future, to the extent feasible.

F58. No rooftop equipment is proposed on the subject row house buildings. This criterion is therefore not applicable.

5. At least two roof gardens within SAP Central shall be provided where appropriate to desired roof from (i.e. flat roofs)

F59. The subject property is within SAP-Central. The proposal is for row houses with pitched roofs. Roof gardens are not appropriate for the proposed row house buildings.

Optional:

- **Buildings are encouraged to approach the maximum allowable height or number of stories.**
- **Building design should minimize the impact of shading of public and private outdoor areas from mid-morning and mid-afternoon hours.**

F60. Proposed row house buildings are three (3) stories high, meeting code.

1.3 Horizontal Façade Articulation

Intent: Reduce the apparent bulk of large buildings by breaking them down into smaller components. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

Required Standards:

- 1. Horizontal articulation: Horizontal facades shall be articulated into smaller units. Appropriate methods of horizontal façade articulation include two or more of the following elements: change of facade materials, change of color, facade planes that are vertical in proportion, bays and recesses, breaks in roof elevation, or other methods as approved. (See individual Address for allowed and encouraged methods of horizontal articulation.)**

F61. Row houses are typically vertical in nature. Horizontal articulation is achieved by creating 15 to 24' wide facade planes that are vertical in proportion. The brick veneer exteriors reinforces the vertical proportion of the facades. Staff also finds that the use front door stoops, wide window and door trim further define the façade. This criterion is met.

2. **Building facades should incorporate design features such as offsets, projections, reveals, and/or similar elements to preclude large expanses of uninterrupted building surfaces.**

F62. The proposed row house buildings are in groups of four to five attached row house units, which serve to prevent large expanses of building surfaces. The use front door stoops, wide window and door trim further define each façade. This criterion is met.

Optional:

- **Articulation should extend to the roof. The purpose is not to create a regular rigid solution but rather to break up the mass in creative ways.**

F63. The proposed row house buildings allow for breaks in the roof form, which further articulate the vertical proportion of the façades. This criterion is met.

1.1 Vertical Façade Articulation for All Mixed Use Buildings

F64. The PDP proposal is for 31 row house units. This criterion is not applicable to the proposal.

3.1 Exterior Building Materials and Color

Intent: **Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.**

Required Standards:

1. **When multiple materials are used on a façade, visually heavier and more massive materials shall occur at the building base, with lighter materials above the base. A second story, for example, shall not appear heavier or demonstrate greater mass than the portion of the building supporting it. Generally, masonry products and concrete are considered “heavier” than other façade materials.**

F65. The applicant is proposing combinations of brick or stone veneer, lap or stucco siding and wood trim. This criterion is met.

2. **Bright, intense colors shall be reserved for accent trim. However, a color palette that includes more intense color may be considered upon review of a fully colored depiction of the building.**

F66. Most of the building façades will have brick or stone veneer, lap or stucco siding and wood trim. The proposed color palettes are limited to window and door trim in dark, earthen colors. This criterion is met.

3. **Bright colors shall not be used for commercial purposes to draw attention to a building.**

F67. The proposal is for residential use in the form of 31 row houses in seven (7) buildings. This criterion is not applicable.

4. Concrete block shall be split-faced, ground-faced, or scored where facing a street or public way. Concrete block is discouraged around the plaza.

F68. The proposal does not include the use of concrete block; therefore, this criterion is not applicable.

5. Exteriors shall be constructed of durable and maintainable materials that have texture, pattern, or lend themselves to quality detailing.

F69. The applicant is proposing brick or stone veneer, lap or stucco siding and wood trim. These materials have proven to be durable and maintainable materials that have texture, pattern and can be utilized in varying patterns to provide quality detailing. This criterion is met.

Optional:

- **Exterior materials should have an integral color, patterning, and/or texture.**
- **Sustainable building materials and practices are strongly encouraged. Programs such as the Portland General Electric Earth Advantage and the LEED Building Certification Program of the U.S. Green Building Council may be used as guides in this regard.**

F70. At building permit review, the applicant will coordinate with the Building Division about sustainable construction techniques.

3.2 Architectural Character

Intent: Encourage creative expression through diversity of architectural character. Ensure consistency and accuracy of architectural styles.

Required Standards:

1. Each building shall have a definitive, consistent Architectural character (see glossary). All primary facades of a building (those facades that face a public street) shall be designed with building components and detail features consistent with the architectural character of the building.

F71. The front elevations of the proposed row house buildings including materials and architectural details, have been designed by a licensed architect. Colors are appropriate for the two respective architectural styles. Landscaping meets the Community Elements Book.

F72. “Architectural Character” is the combination of qualities that distinguish one design from another. Architectural character is intentionally open-ended to allow for contemporary interpretations of historic character. A row house in and of itself is a row of identical, or nearly identical, houses, situated side by side. Staff finds that through the use of similar materials and massing the proposed architecture meets this criterion.

- 2. Mixing of various Architectural Styles (see glossary) on the same building dilutes the character and is therefore not allowed. If a historic architectural style is selected, then all detail and trim features must be consistent with the architectural style.**
- F73.** “Architectural Style” is the combination of distinct features particular to a person, school, or era of architecture. The two (2) proposed Architectural Styles for the project are met by the applicant.
- 3. Secondary facades attached to a primary façade (such as a side wall not facing a public street) shall wrap around the building by incorporating building material features to the primary façade for a minimum of 25 percent of the overall wall length measured from the primary façade.**
- F74.** The side elevations of the row houses incorporate siding and detailing similar to the front elevation. Staff finds that the applicant has satisfactorily continued the use of stucco, and brick or stone veneer on each proposed side elevation. This criterion is met.
- 4. All visible sides of buildings should display a similar level of quality and visual interest. The majority of a building’s architectural features and treatments should not be restricted to a single façade.**
- F75.** As stated previously, the sides of the seven (7) row house buildings will face streets, requiring stucco siding, brick or rock veneer, and wood trim. In addition to the building materials, the applicant will continue detailed trim and window patterns on all elevations facing public view sheds. This criterion is met.
- 5. Accessory buildings should be designed and integrated with the primary building. Exterior facades of an accessory building should employ architectural, site, and landscaping design elements that are integrated with and common to those used on the primary structure.**
- F76.** Accessory buildings are not proposed as a part of this application. This criterion is therefore not applicable.
- 6. Applicants are encouraged to consult an architect or architectural historian regarding appropriate elements of architectural style.**
- F77.** The Elevations and Floor Plans (Section VIC of Exhibit B1) lists the name of architectural designer. This criterion is met.
- 7. In areas not within an address, building elevations of block complexes shall not repeat an elevation found on an adjacent block.**
- F78.** The site of the proposed row houses is not within an affected address. Therefore, this criterion is not applicable.

3.3 Ground Level Building Components

Intent: Provide an appropriate buffer between private zones and the public right-of-way. Encourage interaction between neighbors and between residents and pedestrians. Ensure that all ground floors reinforce the streetscape character.

Section 4.125 Table V-1 Row Houses Required Standards:

1. **Building setbacks and frontage widths shall be as required by Table V-1: Development Standards unless specifically noted otherwise by an Address requirement. Detached row houses shall not be separated at front façade by more than 10 feet, except as necessary to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, open space requirements, or as otherwise approved by the Development Review Board.**
- F79.** The proposed side yard between the row house units is 0 feet, meeting the Village Zone code requirements.
2. **Retail shall be oriented toward the adjacent street or public way and have direct access from sidewalks through storefront entries. Secondary entry from the parking lot side is allowed, however the street side shall have the primary entrance.**
- F80.** The proposal is for 31 row house units. No retail use is proposed.
3. **Mixed use buildings: residential entries, where opening to streets and public ways, shall be differentiated from adjacent retail entries and provide secure access through elevator lobbies, stairwells, and/or corridors.**
- F81.** The proposal is for 31 row house units. Mixed use is not proposed.
4. **All entries, whether retail or residential, shall have a weatherproof roof covering, appropriate to the size and importance of the entry but at least 4 feet deep and 4 feet wide.**
- D82.** The proposal includes provisions for covered stoops on all row house units at least four feet deep and four feet wide. This criterion is met.
- Building lighting, when provided, shall be indirect or shielded.**
- F83.** All exterior building lighting will include shielded fixtures, where required.
- F84.** The proposed architecture for the row house buildings in groups serves to reduce large expanses of building surfaces. Entry stoops and door pilaster projections serve to further break down the scale of the row house buildings. This criterion is met.
5. **Parking structures shall be screened from streets using at least two of the following methods:**
 - a) **Residential or commercial uses, where appropriate;**

- b) **Decorative grillwork (plain vertical or horizontal bars are not acceptable);**
- c) **Decorative artwork, such as metal panels, murals, or mosaics; and/or**
- d) **Vegetation, such as trees, shrubs, ground cover and/or vines, adjacent to the wall surface.**

F85. The proposal does not include a request for parking structures; therefore, this criterion is not applicable.

- 6. For mixed-use buildings, within the plaza address every storefront window shall have a canopy or awning.**

F86. The proposal is for 31 row house units. Mixed use is not proposed. This criterion is not applicable.

- 7. Reflective, heavily tinted, or other sight-obscuring glass is strongly discouraged in commercial spaces and on windows larger than four square feet.**

F87. The proposal is for 31 row house units. Reflective, tinted or sight-obscuring glass is not proposed.

- 9. Landscaping or other form of screening shall be provided when parking occurs between buildings and the street.**

F88. The proposal does not include parking between the buildings and street. The submitted drawings indicate that all garages will be alley-loaded. This criterion is therefore not applicable.

Optional:

- **Create indoor/outdoor relationships by opening interior spaces onto walkways and plazas and bring the “outdoors” into the building by opening interior spaces to air and light. Overhead garage doors, telescoping window walls, and low window sill heights are good strategies for creating indoor/outdoor relationships.**
- **The primary function of canopies and awnings is weather protection. Signage requirements are found in the Signage and Wayfinding Plan.**

F89. While these provisions are optional, all of the proposed row house buildings include front stoops off the front living spaces with window and doors to bring the outdoors in to the living spaces. In addition to providing entry stoops the applicant is proposing low window sill heights to further enhance the indoor/outdoor relationships. No canopies, awnings or signage is proposed. This criterion is met.

4.1 Façade Components

Intent: Maintain a lively and active street face. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

Required Standards:

1. **Windows and doors shall be recessed 3 inches (i.e., into the façade) to provide shadowing. Windows and doors recessed less than 3 inches are allowed, provided they also incorporate at least one of the following:**
 - a. **Shutters, appearing operable and sized for the window opening;**
 - b. **Railing, where required at operable doors and windows (i.e. French balcony); and/or**
 - c. **Visible and substantial trim. Trim is considered visible and substantial when it is of a contrasting material, color, or it creates shadowing. Stucco trim on a stucco façade is not acceptable.**
- F90.** The applicant has provided drawings to support that all windows and doors incorporate visible and substantial trim of a uniform color. Should the windows and doors be recessed less than 3 inches, this provision can still be met through the incorporation of substantial trim.
2. **Balconies shall extend no more than 36 inches beyond the furthest adjacent building face. Balconies are encouraged to extend into the building façade to achieve greater depth than 36 inches.**
- F91.** The proposal does not include plans for balconies on primary or secondary elevations, in compliance with the requirement.
3. **Shutters, where provided, shall be sized to appear operable at window or door openings.**
- F92.** Shutters are proposed on several elevations, in compliance with the requirement.
4. **Except in the Plaza Address, balconies shall be at least 5 feet deep. Porches shall have a minimum four foot covered depth and provide a usable area a minimum of six feet by six feet.**
- F93.** The proposal includes plans for porches. The applicant has provided graphic representation that the row houses include covered stoops in compliance with the requirement for porches. Balconies are not proposed on primary or secondary elevations, in compliance with this requirement.

Optional:

- **Individual residential windows should be square or vertical in proportion. An assembly of windows, however, may have an overall horizontal proportion.**
- **Material changes should occur at a horizontal line or at an inside corner of two vertical planes.**
- **Every residential unit is encouraged to have some type of outdoor living space: balcony, deck, terrace, stoop, etc.**
- **Expression of the rainwater path (conveyance or rainwater from the building roof to the ground) should be expressed at street-facing facades. Expression of the rainwater path includes the use of scuppers and exposed gutters and downspouts. Some of the Village Center streets feature surface rainwater drainage; where applicable, buildings shall have downspouts connected to the drainage system.**

- Building fronts are encouraged to take on uneven angles as they accommodate the shape of the street.
- Encourage wide opening windows. Install small window panes where the style of the architecture dictates.
- The use of high window sill is discouraged.
- The use of finishing touches and ornament is encouraged on buildings.

F94. The applicant is proposing several optional items. All windows are either square or vertical in proportion. All row house units have front stoops off main front living spaces. Balconies are not proposed on primary or secondary elevations. These criteria are met.

5.1 Fencing

Intent: Ensure that fencing is compatible with the building design and consistent throughout the Village Center.

F95. Fencing is not proposed as a part of this project.

Village Center Architectural Standards – Compliance Checklist, Standards Applying to All Buildings:

Standard	Compliant	Notes
A1.2 Building Height & Roof Form		
Required Standards		
0.1 Max. building height according to Table V-1	<input checked="" type="checkbox"/>	Row house buildings at 3 stories or approx. 32 feet high are below 45’ maximum height meeting Table V-1.
0.2 Other height limitations	<input checked="" type="checkbox"/>	Row house buildings are below 45’ maximum height meeting Table V-1.
0.3 Check building height measurement method – V Zone 4.001.	<input checked="" type="checkbox"/>	Row house buildings are measured correctly.
0.4 Rooftop equipment screening	<input checked="" type="checkbox"/>	No rooftop equipment proposed.
0.5 Roof gardens	<input checked="" type="checkbox"/>	No rooftop garden areas are proposed.
Optional		
0.6 Maximum allowable height encouraged	<input checked="" type="checkbox"/>	The row house buildings are not designed to exceed the allowable height.
0.7 Minimize shading of outdoor areas	<input checked="" type="checkbox"/>	Except on end walls, there is no private open space between the row house units as they are attached with 0 foot setbacks.
A1.3 Horizontal Façade Articulation		
Required Standards		
0.1 Horizontal Facades articulated into smaller units	<input checked="" type="checkbox"/>	Row houses uses change of materials, change of brick or stone veneer, vertical façade planes, stoops, recesses, and breaks in roof elevations to articulate the horizontal façade.

0.2 Incorporate offsets, projections, reveals, and/or similar elements	<input checked="" type="checkbox"/>	Offsets, covered stoops, and other elements are used to prevent a large expanse of uninterrupted building surfaces.
Optional		
0.3 Articulation extended to the roof	<input checked="" type="checkbox"/>	The articulation of the row house buildings does extend to the roof.
A2.1 Vertical Façade Articulation for All Mixed Use Buildings	N/A	Not applicable. The row houses are not mixed use buildings.
A3.1 Exterior Building Materials & Color		
Required Standards		
0.1 Heavier and more massive materials at the building base	<input checked="" type="checkbox"/>	Brick or stone veneer are considered a heavier material, is applied at the base of the row houses.
0.2 Bright, intense colors reserved for accent trim	<input checked="" type="checkbox"/>	Bright, intense colors are not proposed.
0.3 Bright colors not used for commercial purposes	N/A	Commercial purposes are not proposed.
0.4 Acceptable concrete block at a public way	<input checked="" type="checkbox"/>	Concrete block is not proposed.
0.5 Exteriors constructed of durable and maintainable materials	<input checked="" type="checkbox"/>	Brick or stone veneers, stucco and lap siding are all durable materials with texture.
Optional		
0.1 Exterior materials with integral color, patterning, and/or texture	<input checked="" type="checkbox"/>	The exterior materials have integral color, patterning, or texture.
0.2 Sustainable building materials and practices are strongly encouraged	<input checked="" type="checkbox"/>	The proposed brick or stone veneers and stucco or lap siding materials could be considered sustainable to different extents.
3.2 Architectural Character		
Required		
0.1 Definitive, consistent architectural character	<input checked="" type="checkbox"/>	The row house buildings have two defined and consistent architectural styles.
0.2 Detail and trim features consistent with the architectural style	<input checked="" type="checkbox"/>	The row house buildings are consistently in the French or English styles.
0.3 Secondary façade design includes min. 25% of wall length of primary façade details and materials	<input checked="" type="checkbox"/>	All facades full integrate the respective, designed architectural styles.
0.4 All visible sides of buildings display a similar level of quality and visual interest	<input checked="" type="checkbox"/>	All visible sides of the row houses maintain a consistent and similar level of quality and visual interest.
0.5 Accessory buildings designed and integrated into primary building	<input checked="" type="checkbox"/>	No accessory buildings are proposed.
0.6 Architect consultation regarding architectural style	<input checked="" type="checkbox"/>	The row house buildings have been professionally designed by a licensed architect.

0.7 Building elevations not repeated on adjacent blocks.	☒	The row house buildings will not repeat other elevations on adjacent blocks.
A3.3 Ground Level Building Components		
Required Standards		
0.1 Building setbacks and horizontal widths per Table V-1. Detached row house max. 10' separation at front.	☒	Standards of Table V-1 are met for setback and frontage widths.
0.2 Retail orientated toward street or public way	N/A	Not proposed.
0.3 Mixed use buildings: residential entries differentiated from adjacent retail entries	N/A	Not proposed.
0.4 Weatherproof roof covering at entries	☒	Appropriately sized covered stoops are provided.
0.5 Indirect or shielded building lighting	☒	Lighting will be indirect or shielded.
0.6 Parking structures screened from street.	☒	Garages are proposed at alleys which are partially visible to public view.
0.7 Storefront windows with a canopy or awning	N/A	Not applicable.
0.8 Discourage use of sight obscuring glass	☒	Proposed glass is not sight obscuring.
0.9 Landscaping or screening of parking between buildings and the street	N/A	Not proposed.
Optional		
0.10 Create indoor/outdoor relationships	☒	Doors and windows bring light and air and the outdoors into the individual living spaces.
0.11 Canopies and Awnings for weather protection	N/A	Not proposed.
A4.1 Façade Components		
Required		
0.1 Windows and doors recessed 3 inches	☒	Windows and doors include substantial and visible trim.
0.2 Balconies 36" max. projection	N/A	Balconies are not proposed on primary or secondary elevations.
0.3 Shutters sized for operable appearance	☒	Shutters are proposed on French Revival units, meeting this requirement..
0.4 Balconies and porches at least 5 feet deep. Porches min. 4 feet deep. Covered depth and min. useable area 6' x 6'	N/A	Balconies are not proposed on primary or secondary elevations. Illustrated railings on some units are decorative, only. Porches meet these requirements.
Optional		
0.4 (<i>Note: Duplicate numbers in published VCAS</i>) Windows square or vertical in proportion.	☒	All visible individual windows are square or vertical in proportion.

0.5 Materials changes at a horizontal line or inside corner of two vertical planes.	☒	Materials change at horizontal lines or corners.
0.6 Residential units with outdoor living space.	☒	Balconies are proposed on rear elevations.
0.7 Expression of rainwater path	N/A	Not proposed.
0.8 Building fronts taking on uneven angles to accommodate street	☒	Streets are straight along frontage; no angles needed.
0.9 Encourage wide opening windows	☒	The applicant has indicated details of window opening.
a. Discourage use of high window sills	☒	High window sills are not proposed.
b. Finishing touches and ornament	☒	The applicant is providing some level of finishing touch and ornamentation.
A5.1 Fencing		
Required Standards		
0.1 See applicable sections of the Village Zone	☒	

F96. All of the applicable requirements of the VCAS are satisfied by the applicant's proposal.

Community Elements Book:

Applicable Requirement	Compliant	Notes
Street Lighting	☒	See Conditions PDB 2 and PFB 36.
Curb Extensions	☒	None proposed.
Street Trees	☒	Street trees to be the preferred variety for each street as listed on page of the approved SAP Central Community Elements Book.
Landscape Elements - Site Furnishings	☒	Listed site furnishings required are shown on Plan Sheets L1 and L2.
Tree Protection	☒	See Request E for the Type 'C' Tree Plan
Plant List	☒	All plant materials listed on Planting Plans. No prohibited plants are proposed

F97. All of the applicable requirements of the Community Elements Book are satisfied by the applicant's proposal.

Section 4.421. Criteria and Application of Design Standards.

- (.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural**

styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)

A. Preservation of Landscape.

F98. Staff finds that the subject site for the proposed row houses is part of the approved Central Specific Area Plan (SAP). The project site has fairly level terrain. Numerous trees in poor to good condition will be removed.

B. Relation of Proposed Buildings to Environment.

F99. The project site is not within a Significant Resource Overlay Zone or next to any other natural feature. This criterion is not applicable.

C. Drives, Parking and Circulation.

F100. Driveways and circulation are proposed and designed to serve the site adequately.

D. Surface Water Drainage.

F101. At permit review, the City will require that the applicant provide storm water calculations to ensure the downstream capacity of the public storm drainage system, and to not adversely affect neighboring properties.

E. Utility Service.

F102. All utilities will be extended to the project site, meeting code. Engineering review of construction documents will ensure compliance with this provision.

F. Advertising Features.

F103. New signs would need to comply with the approved Villebois Center Wayfinding Plan.

G. Special Features.

F104. There will be no special features associated with the proposed buildings.

Sign off accepting Conditions of Approval

Project Name: Villebois SAP Central PDP 6 Rowhomes

Case Files	Request A:	DB15-0011	Villebois SAP Central Refinement
	Request B:	DB15-0012	Preliminary Development Plan (PDP-6C Row Homes)
	Request C:	DB15-0013	Zone Map Amendment
	Request D:	DB15-0014	Tentative Subdivision Plat
	Request E:	DB15-0015	Type 'C' Tree Plan
	Request F:	DB15-0016	PDP-6C Final Development Plan

The Conditions of Approval rendered in the above case files have been received and accepted by:

Signature

Title

Date

Signature

Title

Date

This decision is not effective unless this form is signed and returned to the planning office as required by WC Section 4.140(.09)(L).

Adherence to Approved Plan and Modification Thereof: The applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a development.

Please sign and return to:
Shelley White
Planning Administrative Assistant
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville OR 97070