

Bull Run Terrace

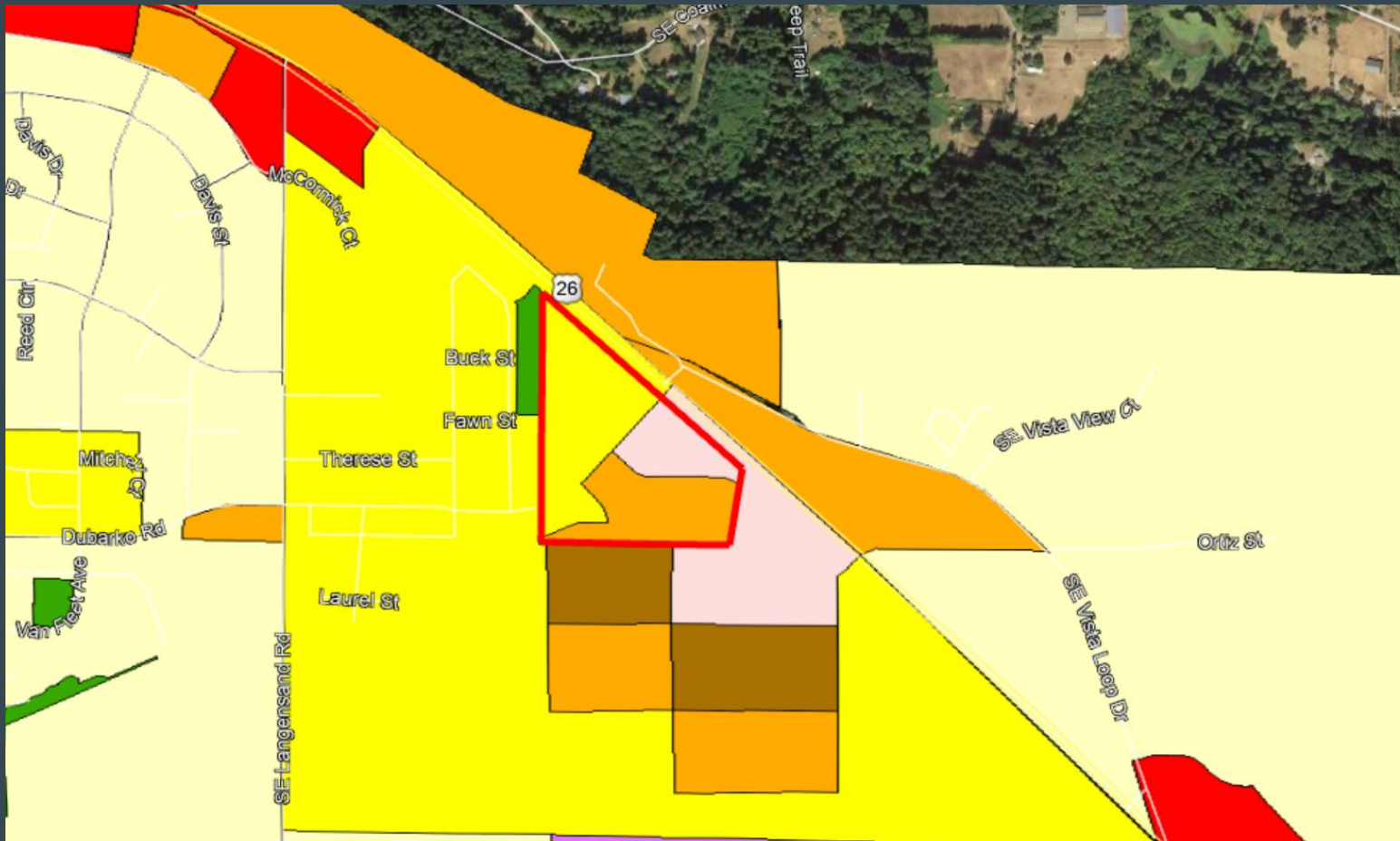


Planning Commission 8/24/2020

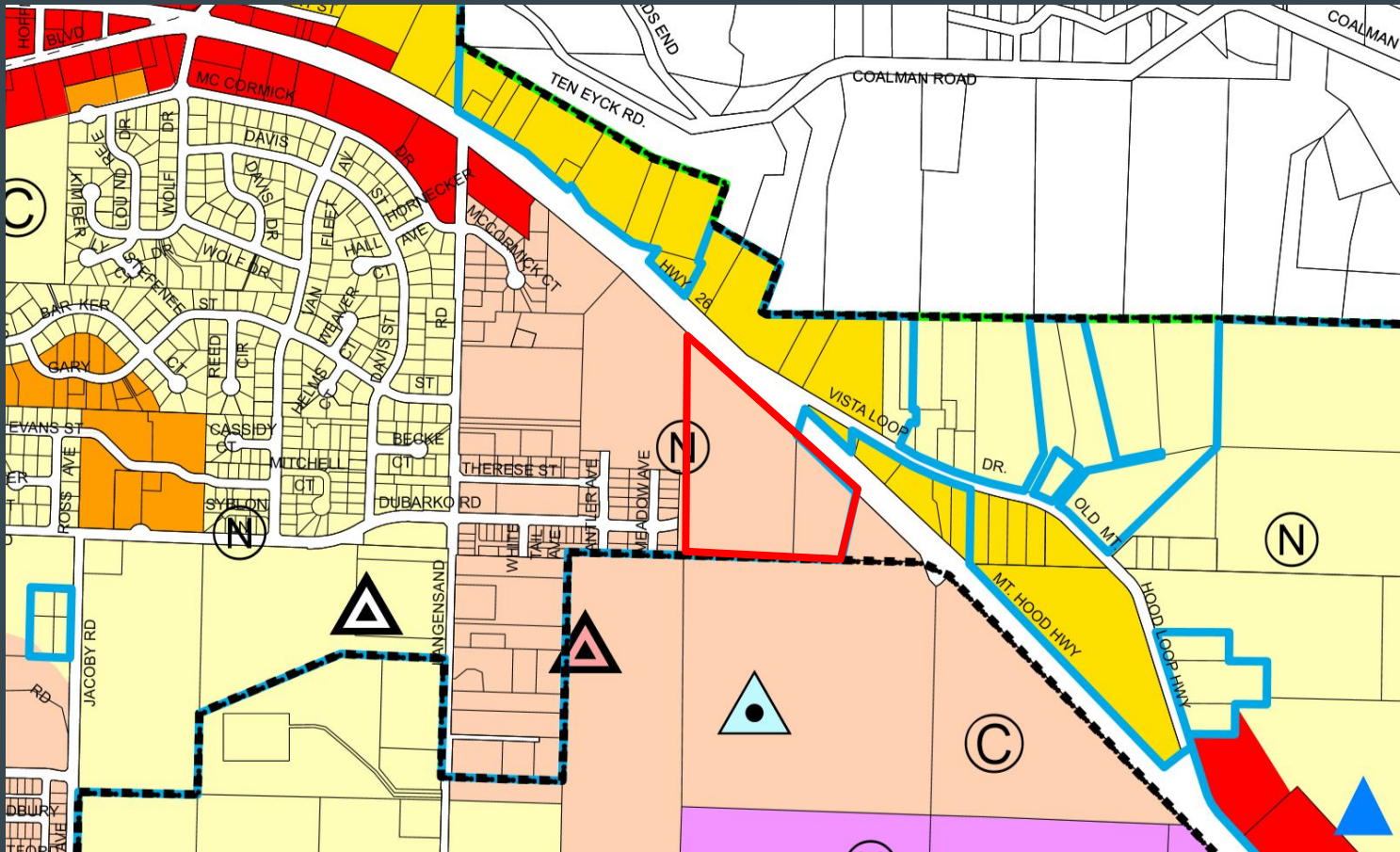
Vicinity Map



Zoning Map



Comprehensive Plan Map



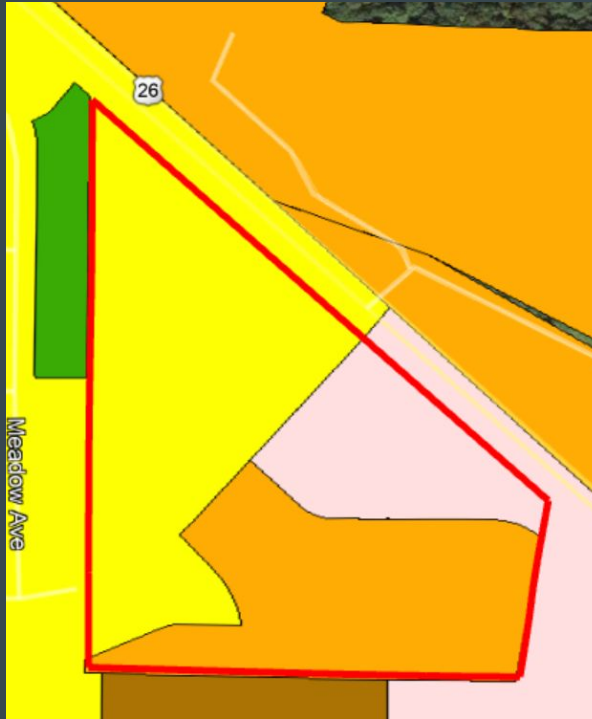
Request

The applicant is requesting the following:

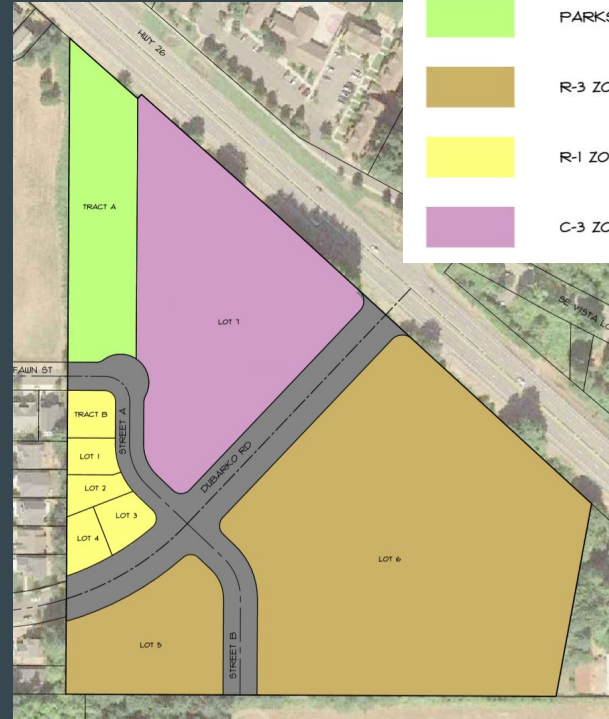
- Zone map amendment (Type IV)
- Comprehensive plan amendment (Type IV)
- Specific area plan (Type IV)
- Subdivision (Type II)
- Tree removal (Type II)

Zone Map Amendment

Existing



Proposed



LEGEND

-  PARKS AND OPEN SPACE ZONE
-  R-3 ZONE
-  R-1 ZONE
-  C-3 ZONE

Zone Map Amendment (cont.)

Zoning District	Existing Acres	Proposed Acres
R-1	8.05	0.59
R-2	5.01	0.00
R-3	0.00	7.91
C-3	2.84	3.61

Comprehensive Plan Map Amendment

- Required in Village area when maximum density changes by more than 20%.
- Will result in the following changes to UGB land inventory:

Land Type	Current Acre Surplus	Proposed Acre Surplus
Commercial	1.13	1.90
Low-Density Residential	19.20	11.74
Medium-Density Residential	17.10	12.09
High-Density Residential	12.60	20.51

Comprehensive Plan Map Amendment (cont.)

- Goal 1: Citizen Involvement
 - Notice and two public hearings
- Goal 2: Land Use Planning
 - Staff has reviewed this application against zoning district amendment and comprehensive plan amendment code requirements, and have notified relevant state agencies.
- Goal 5: Natural Resources
 - Staff recommends a condition to install fencing to protect the site's retention trees.
- Goal 8: Recreational Needs
 - Dedication of 1.426 acres of parkland to the City for Deer Point Park. Future design review will require that buildings on Lot 7 face the park.
- Goal 9: Economic Development
 - Requires adequate surplus of buildable commercial and industrial land. Proposed changes allow for this surplus.

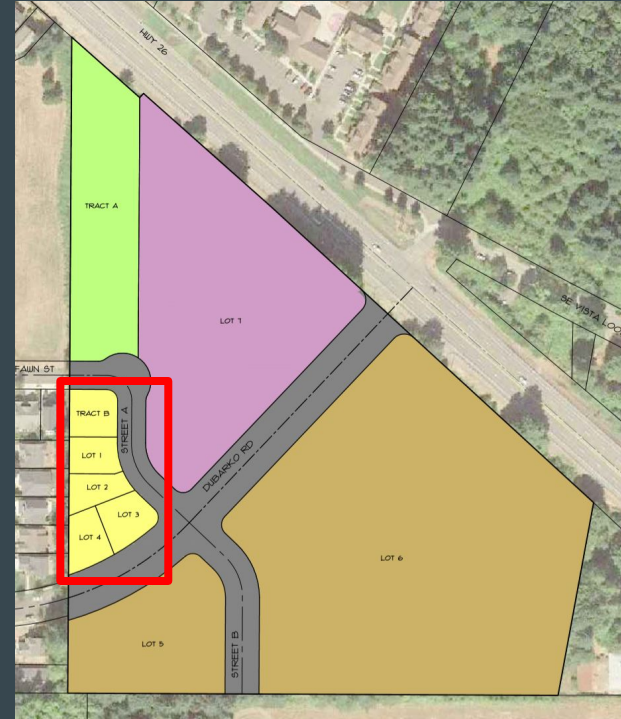
Comprehensive Plan Map Amendment (cont.)

- Goal 10: Housing
 - Providing mixed housing types, including multi-family, offers more options for residents.
- Goal 12: Transportation
 - The connection of Dubarko Road to Highway 26 is a goal in the TSP. Traffic impact study projects that the change in traffic is negligible compared to existing zoning.*
- Goal 13: Urbanization
 - The proposed development accommodates additional residential and commercial uses within the UGB.

* See 8/21/2020 ODOT comments.

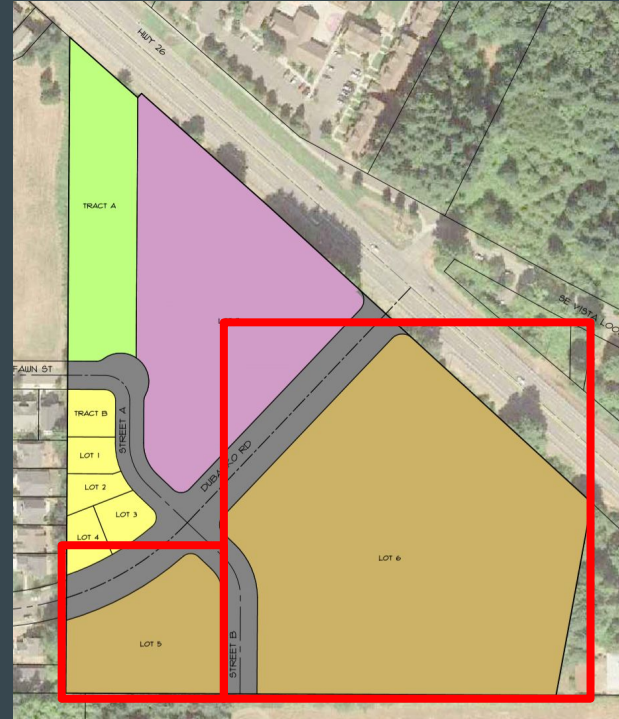
Low Density Residential (R-1)

- Lots 1-4
- Meets density requirements
- Staff questions to building potential on lots 3 and 4; these lots will have reduced buildable area as a result of required setbacks and easements. Staff has recommended that the applicant submit a building footprint plan prior to City Council hearing.



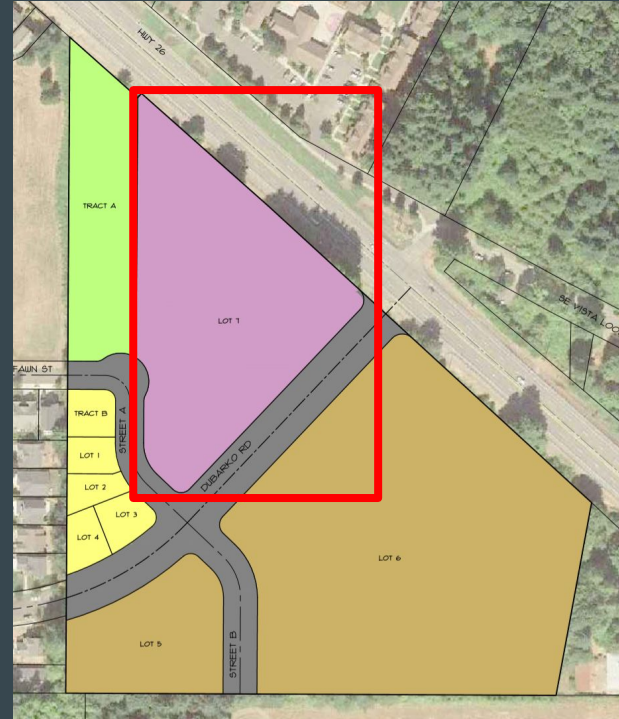
High Density Residential (R-3)

- Lots 5-6
- Density requirements allow for a maximum of 158 units
- The future design review application will include a review of development standards, minimum requirements, and additional requirements.



Village Commercial (C-3)

- Lot 7
- Allows for mix of commercial and residential uses
- The future design review application will include a review of development standards, minimum requirements, and additional requirements.

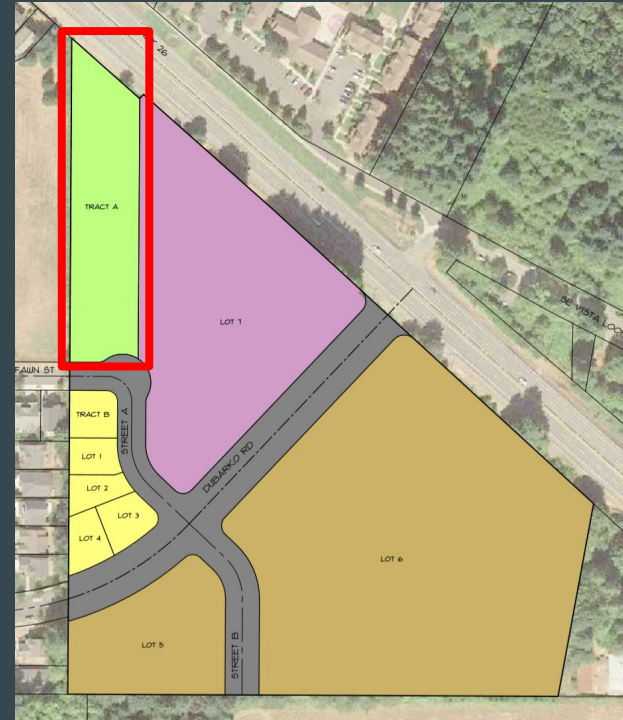


Specific Area Plan Overlay

“Shifting of the underlying zoning district boundaries to accommodate development constraints and land divisions for specific development proposals may be allowed through approval of a Specific Area Plan...[Specific Area Plans] are intended to promote coordinated planning concepts and pedestrian-oriented mixed-use development.”

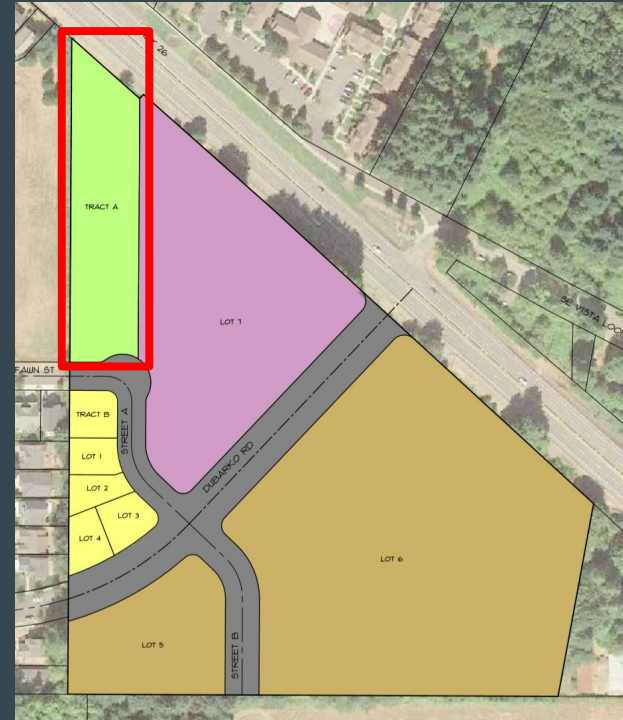
Park Dedication

- Requires 1.41 acres, and applicant is proposing 1.426 acres
- Staff recommends that the design review approval for Lot 7 shall include activated frontages facing the parkland
- Staff recommends that the applicant install a walkway along the east side of the park or west side of Lot 7 that connects Fawn St to the sidewalk along Highway 26.



Park Dedication (cont.)

- Staff recommends that the design review approval for Lot 7 incorporate a landscape buffer that provides visibility between Lot 7 and the parkland but provides a visually attractive separation.



ODOT Comments

- Applicant will require a Grant of Access through ODOT to connect Dubarko to Highway 26.
- Since a future year traffic analysis is necessary to make TPR findings as well as for the Grant of Access submittal, ODOT recommends that the applicant be required to provide an updated Traffic Impact Study to ODOT for review and comment prior to the October City Council Hearing and a decision is made on the land use action.

Public Comments

- Loss of trees, thus lowering the aesthetic quality of the area as well as privacy for existing homes.
- The capacity of the police to effectively patrol multi-family dwelling areas.
- The possibility of criminal activity at multi-family dwelling areas.
- Being previously told that the land would not develop as residential.
- Concerns about effects of multi-family housing on property values.
- Relevance to Comprehensive Plan and potential for “spot zoning.”