

Park View Townhomes

Planning Commission Hearing

August 21, 2024

Subdivision Highlights

- NO VARIANCES or EXCEPTIONS requested
- 34-lot townhome development
- Provides more buffer space than required
- Designed to meet the City's exact requirements in the LPDC
- Will include detailed and stringent CC&Rs
- Habitat talked with CCOA re: joining and contributing to park maintenance; CCOA declined, noting that **the park is open to the public (with a public easement in place)** and no additional CCOA members will be accepted.

Newberry Neighborhood Background

- “Newberry Neighborhood” comprises the area from Victory Way to Burgess Road, between Huntington and Hwy 97.
- Planned by Deschutes County in 2000
- Adopted into City Code and zoning in 2006
- Divided the area into four Neighborhoods (1, 2, 3, 4)
- Neighborhoods each divided into four Quadrants (1a, 1b, etc)
- Each Neighborhood assigned park requirements
- Quadrants are made up of districts with varying densities

Neighborhoods

Neighborhood 1:

- Victory Lane to Caldwell Dr

Neighborhood 2:

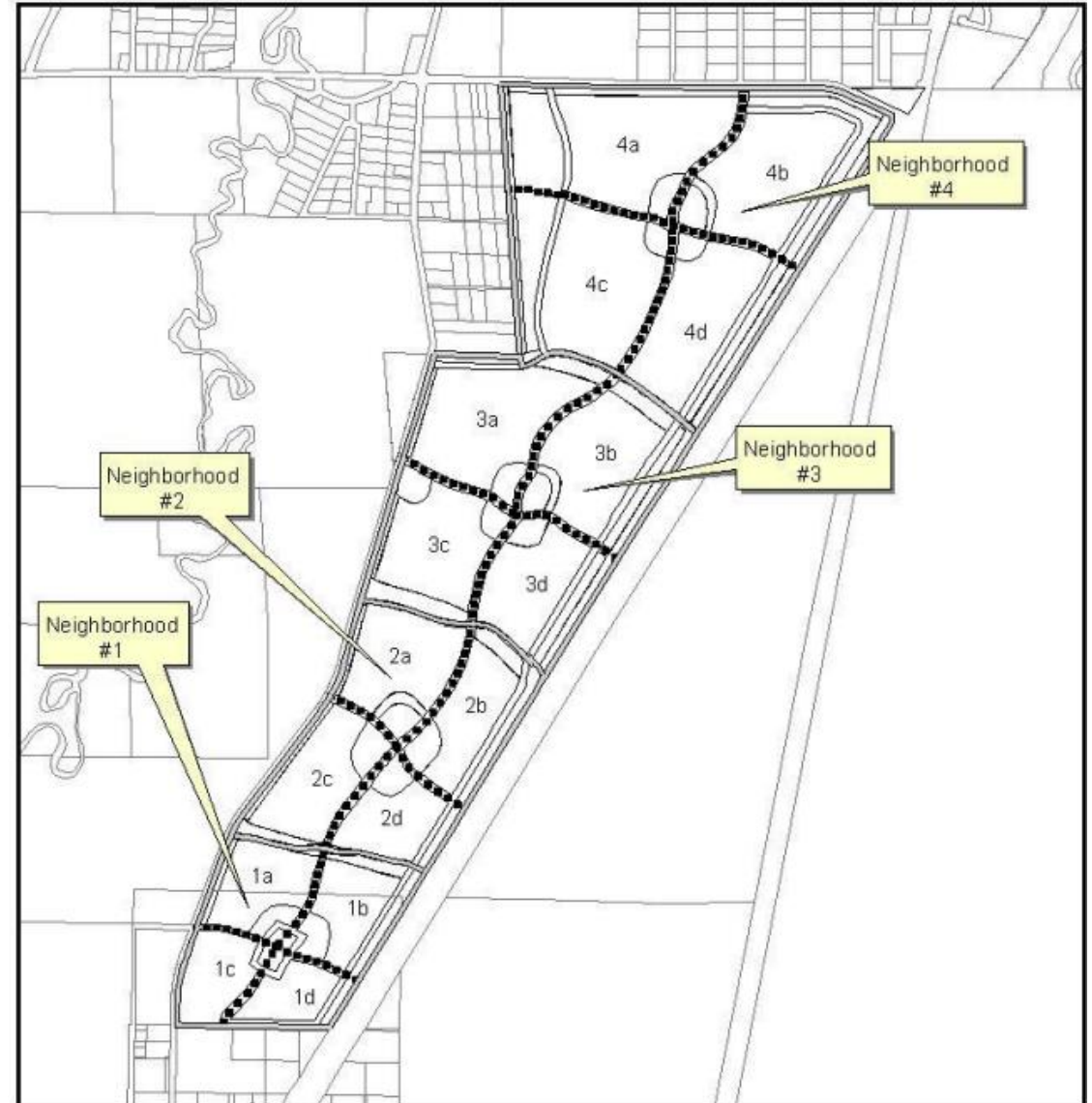
- Caldwell Dr to Half Moon Dr

Neighborhood 3:

- Half Moon Dr to open space swath

Neighborhood 4:

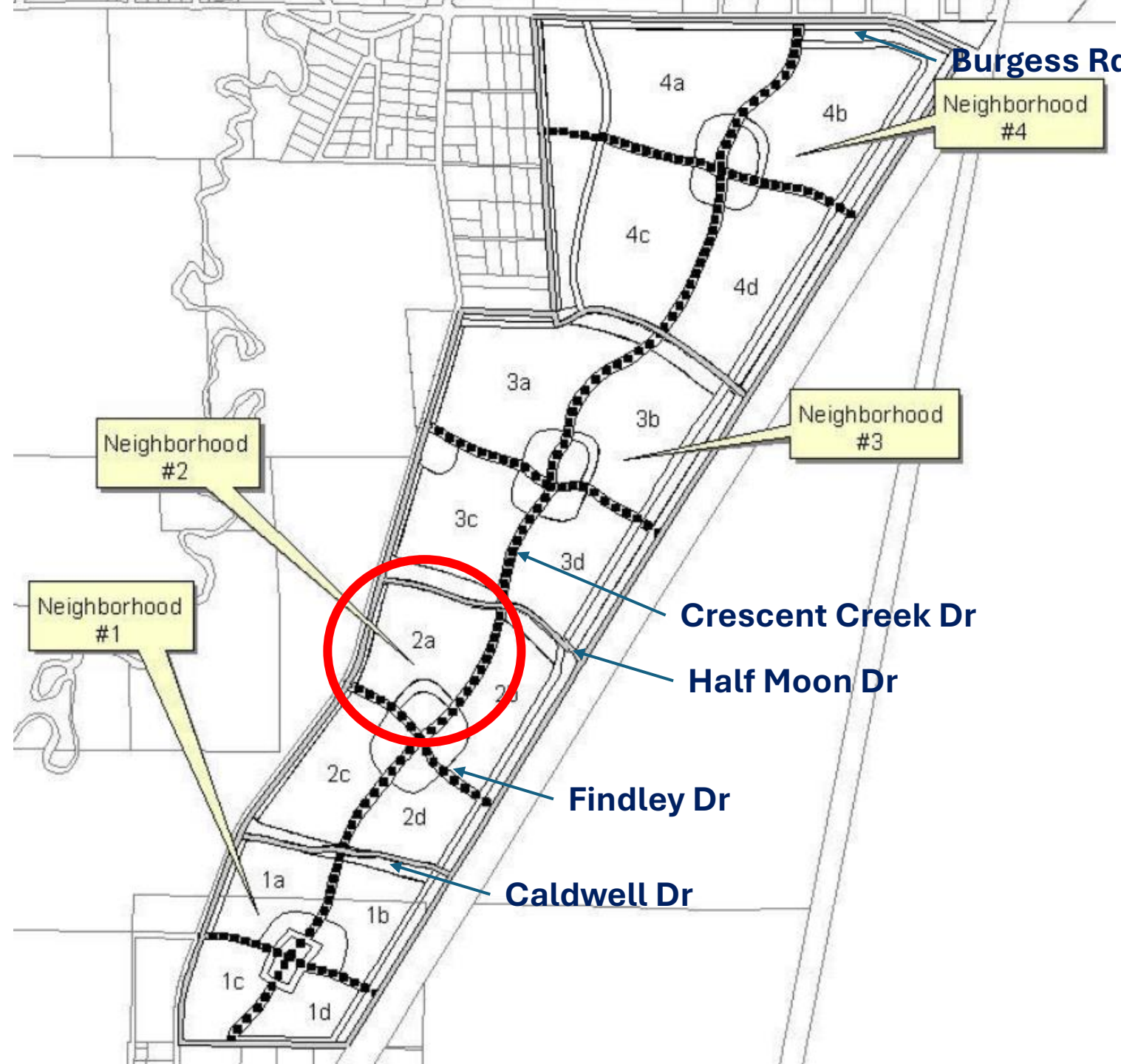
- Open space swath to Burgess



Quadrants

Neighborhood 2 =
Quadrants 2a, 2b, 2c, 2d

Crescent Creek is in
Neighborhood 2 (Quadrants
2c and 2b).

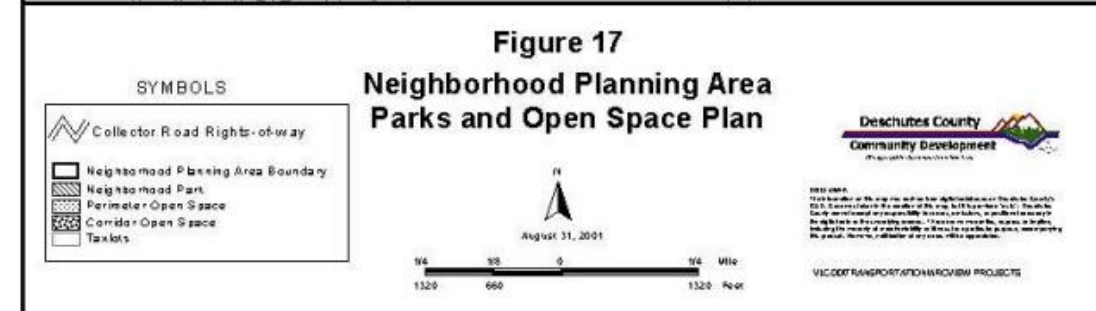
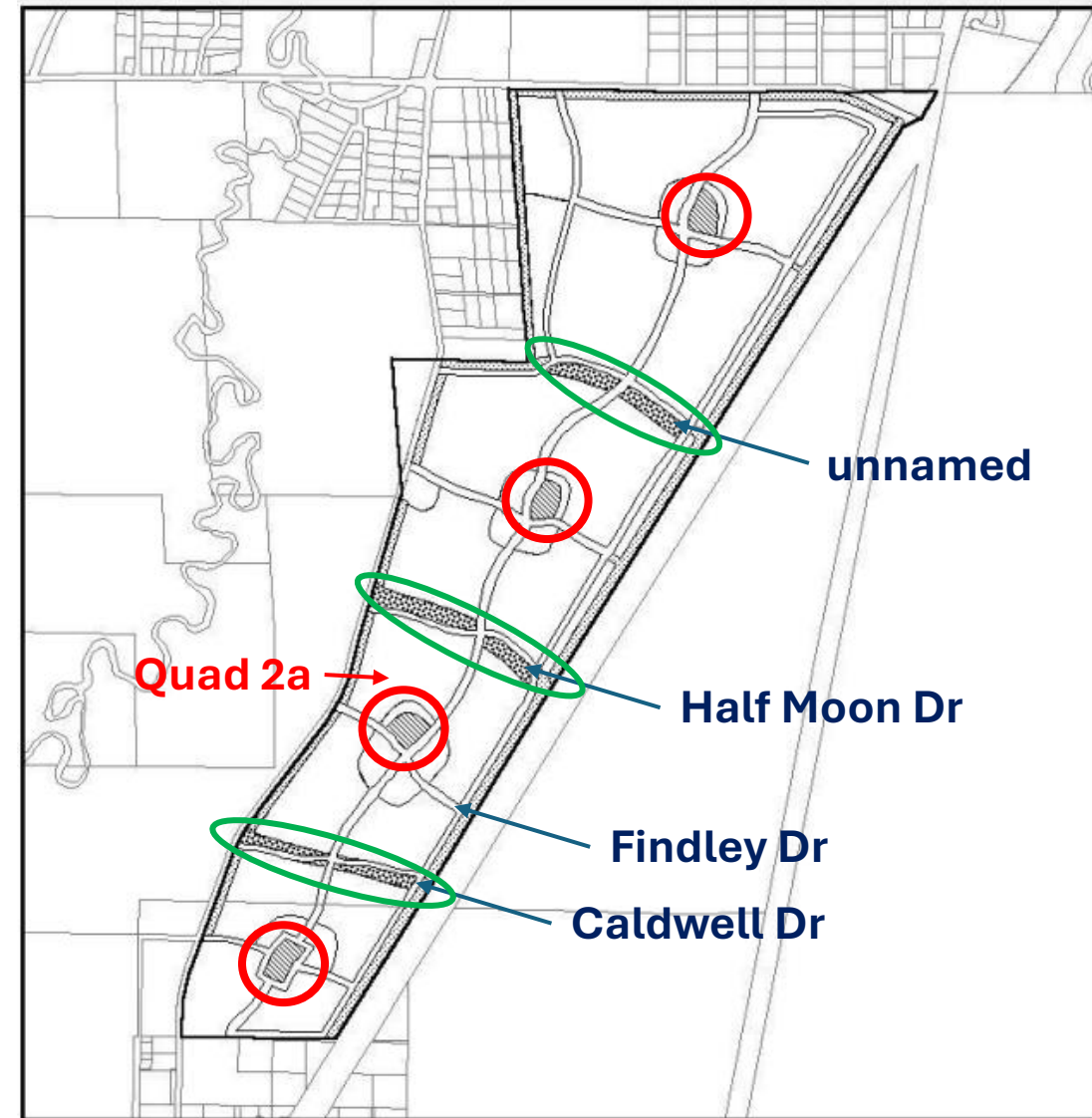


Parks & Open Space

- One centrally located park for each Neighborhood.
- Open space swath around Caldwell Dr, Half Moon Dr, and an unnamed northern corridor.

 = *Neighborhood Parks*

 = *Corridor Open Space Buffers*



Neighborhood 2 Park



Legend:

- Collector Road Rights-of-way
- Neighborhood Planning Area Boundary
- Neighborhood Park
- Perimeter Open Space
- Corridor Open Space
- Taxlots



Park Issue Summary

- Existing 2-acre park was planned in 2000 to be the park for Neighborhood 2, as documented on Newberry Neighborhood mapping.
- County planning file QP-03-1 approved the existing park as the park for Neighborhood 2 and required a public access easement for public use.
- This was memorialized by zoning each of the Neighborhood parks as Open Space/Parks (see La Pine Zoning Map).
- The code does not require a separate park for every subdivision.
- Habitat talked with the CCOA re: joining and contributing to park maintenance. CCOA declined, noting that **the park is open to the public (with a public easement in place)** and no additional HOA members will be accepted.

LPDC Chapter 15.32. Newberry Neighborhood Planning (NNPA) Area Overlay Zone

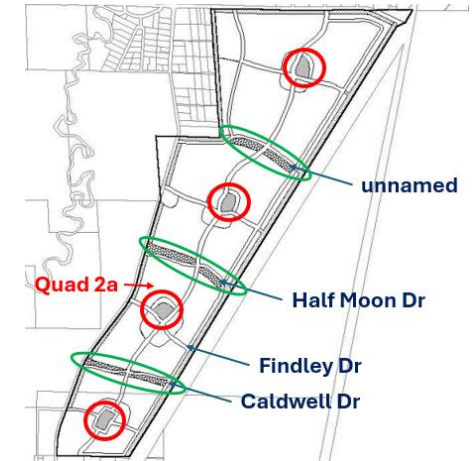
Section 15.32.100 Districts

A. Residential General

B. Residential Center

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G. Park district



G. *Park district.* The purpose of this district is to provide neighborhood parks in each of the four neighborhoods within the neighborhood planning area. This district may also apply to an optional regional park that may be located in Neighborhood 2 or 3 during quadrant plan approval process.

4. *Neighborhood park development standards.*

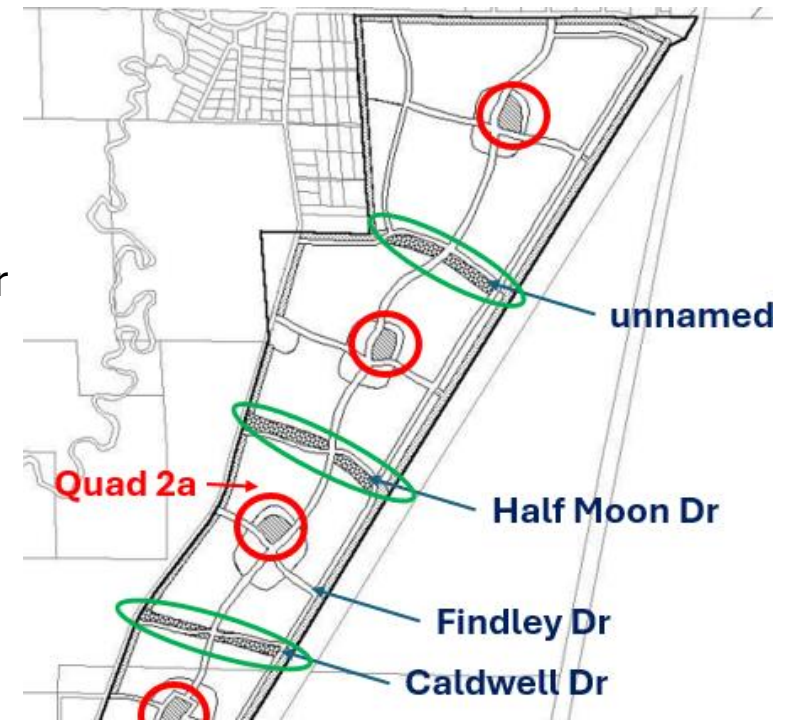
a. *Size standard.* Each neighborhood park must be a minimum of two acres and no more than five acres in size. Neighborhood park areas do not need to be contiguous, so long as a multi-use path or sidewalks allow for pedestrian connection between the neighborhood park areas. If neighborhood parks are provided in a non-contiguous fashion, and notwithstanding anything herein to the contrary, each individual neighborhood park must be a minimum of one acre and the total neighborhood park area within an individual neighborhood must be a minimum of three acres.

b. *Location.* Neighborhood parks must be located at approximately the center of each neighborhood or quadrant, must front a public street on at least one side, and must have multi-use path connections to a public street other than a frontage street.

Open Space Buffers

 = Corridor Open Space Buffer

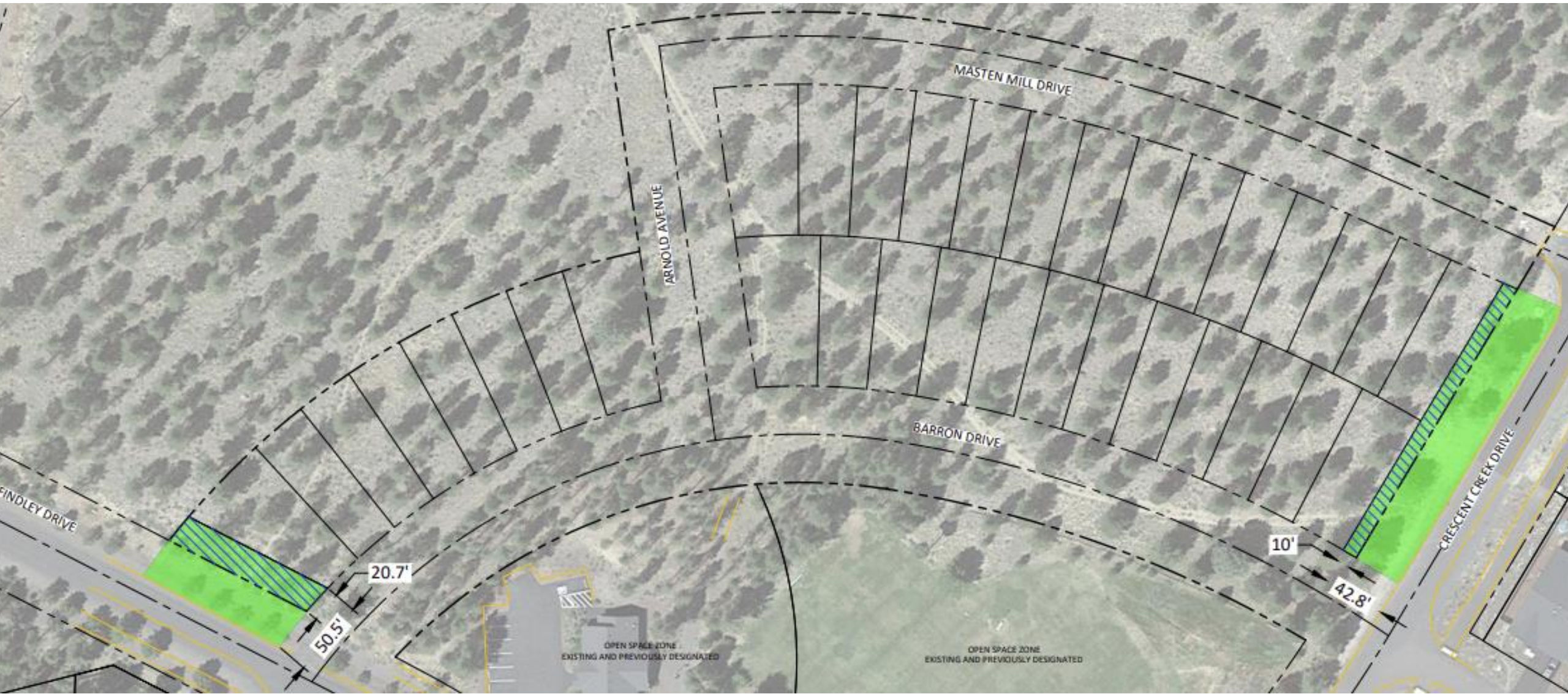
- **Open Space NOT required along Findley or Crescent Creek**
- **But Habitat is proposing it anyway!**



H. *Open space district.* The purpose of this district is to provide two types of open space in the neighborhood planning area. Perimeter open space is located adjacent to Huntington and Burgess Roads, Highway 97, and between existing residential lots west of Neighborhood 4. Perimeter open space will provide visual and noise screening and locations for multi-use paths. If Highway 97 provides sufficient width for a perimeter buffer, is or will be improved with an ODOT approved multi-use path that includes a ten-foot buffer between the path and property line, the planning commission may allow for the Highway 97 right-of-way to serve as the eastern perimeter open space as part of the quadrant plan approval process. Corridor open space divides the four neighborhoods, helps to maintain a rural feeling, and contains multi-use paths. The quadrant plan for each neighborhood must designate the following minimum areas as open space district, as applicable to each quadrant:

- (1) In addition to the required dedication of right-of-way, a minimum 20-foot-wide corridor open space buffer must be provided on either side of the right-of-way separating adjacent neighborhoods.

Open Space Buffers



On Street Parking

All proposed streets are local public streets and include on street parking, per City Transportation System Plan requirements:



Residential Center District

(4) *Residential center district.* Each quadrant except quadrants 1a, 1b, 1c and 1d must have a residential center district with a minimum of three acres and a maximum of six acres. The area of the residential center district is gross acres including public rights-of-way. The residential center district must be a contiguous area located so that it is adjacent to both Crescent Creek Drive and the collector street that bisects the neighborhood.

- *Code required density:* 6 to 12 units per acre
- *Site* = 5.02 acres
- Code requires 30 to 60 units to be constructed around the park

Habitat proposal is 34 units – nearly the minimum allowed number of units



Traffic Analysis

- Trip generation report prepared by professional transportation engineer.
- No TIA required, as additional traffic below threshold
- Huntington Road access not permitted
 - Project does not abut Huntington
 - Access not consistent with City or County restrictions

Summary – NO VARIANCES OR EXCEPTIONS

- Newberry Neighborhood is the entire Residential Master Plan Zone
- Crescent Creek is part of Neighborhood 2
- Existing park was included in County planning code in 2000 as the park for Neighborhood 2, approved through QP-03-1, and adopted by City code/zoning in 2006.
- Buffers are required along Caldwell and Half Moon Drives, not Findley or Crescent Creek; however, project includes buffers along both anyway!
- Proposed subdivision is nearly the LOWEST density possible on this site, per the LPDC.
- Proposed lot sizes are LARGER than the code minimums.