

Received
Planning Division
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LOLICH FARMS MODIFICATIONS

PLANNED UNIT DEVELOPMENT AND SUBDIVISION MODIFICATIONS
AND DESIGN REVIEW 2 APPLICATION

August 27, 2021



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APPLICATION MATERIALS

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I. DEVELOPMENT SUMMARY INFORMATION

Applicant/Owner: Taylor Morrison Homes
703 Broadway St, Ste 710
Vancouver, WA 98660

Applicant's Representative: Standridge, Inc.
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Vancouver, Washington 98660
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Request: Planned Unit Development and Subdivision Modifications, Design Review 2

Location: Lolich Farms PUD

Zoning Designation: R2 & R4

II. PROPOSAL DESCRIPTION/REQUESTED REVIEW

Modification to the approved Lolich Farms PUD to replace townhouse units with duplex, triplex and single-family detached units. Modifications affect lots 53-94 and result in reduction of 4 units.

III. CONFORMANCE WITH APPROVAL CRITERIA

Compliance with Beaverton Code

Chapter 20 (LAND USES)

20.10.15 Development Standards

The following development standards apply to the subject development:

| <i>Superscript Refers to Footnotes</i> | <i>R2</i> | <i>R4</i> |
|--|------------------------------|--------------------------------|
| A. <u>Minimum Land Area</u> ¹ (square feet) | 2,000 | 4,000 |
| C. <u>Lot Dimensions</u> ¹⁶ | | |
| 1. <u>Minimum Width</u> | | |
| a. <u>Interior</u> | 14 | 24 /40 ² |
| b. <u>Corner</u> | None | 80 |
| F. <u>Minimum Yard Setbacks</u> ^{4 16} | | |
| 1. <u>Front</u> | 10 | 10 |
| 2. <u>Side</u> | 0 or 5 or 10 ⁵ | 0 or 5 10 or 5 ⁶ |
| 3. <u>Rear</u> | 15 | 15 |
| 4. <u>Garage</u> ⁷ | 5 or 18.5 ⁸ | 20 |
| 5. <u>Garage Door to Rear</u> ⁹ | 24 | 24 |
| 6. <u>Minimum Between Buildings</u> ¹⁰ | 6 | 6 |
| G. <u>Reduced Yard Setbacks</u> ^{11 16} | | |
| 1. <u>Front</u> | N/A ¹⁷ | 10 |
| 2. <u>Rear</u> | N/A ¹⁷ | 5 |
| 3. <u>Side</u> | 5 ¹² | 5 |
| 4. <u>Garage</u> | N/A ¹⁷ | 20 |
| H. <u>Building Height</u> | | |
| 1. <u>Maximum</u> | 40 | 35 |

RESPONSE: Applicable development standards are met or requested to be modified through the Planned Unit Development process.

Setback reduction requests are discussed in the Planned Unit Development section of this narrative, summarized here:

- Internal side yard setbacks to 3.5'
- Street side yard setbacks to 8' on lots 60, 61, 70, 89 and 91
- Porches in the front yard setback, a reduction to 10', for lots 53-57
- Garage setback from private driveways to 18.5' for lots 59-64
- Garage setback to 4.5' from private driveway to lot 58.
- Front setback to 8' for lots 59-64.

No adjustment to the height requirements are requested.

20.25.05 Density Calculations

RESPONSE: The original approval for The Ridge determined that the minimum density for the overall development is 225 units, and the maximum is 576 units. The original approval was for a maximum of 310 units, within the minimum and maximum densities. Subsequent development approvals have resulted in a reduction of units. However, the overall site continues to meet the minimum density requirements with 225 units now proposed.

Chapter 40 (PERMITS & APPLICATIONS)

40.03.1 Planned Unit Development, Land Division and Design Review Applications.

A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.

RESPONSE: Service provider letters are included with this application from the City of Beaverton indicating water service is available, and from Tualatin Valley Fire & Rescue indicating fire and life safety services are available. Clean Water Services has also provided a service provider letter indicating compliance with their standards.

B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or

both will be provided to serve the proposed development within five (5) years of occupancy.

RESPONSE: As documented above, all facilities and services are available to serve the proposed development.

C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).

RESPONSE: The proposed development was approved as the Lolich Farms PUD. Modifications are proposed consistent with Chapter 20.

D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.

RESPONSE: Documentation of compliance with the special requirements included in Chapter 60 is provided below.

E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.

RESPONSE: Modifications to the approved PUD will continue to provide for maintenance of common facilities and areas.

F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

RESPONSE: Changes to the approved vehicular and pedestrian circulation patterns are not proposed.

G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

RESPONSE: Changes to the approved vehicular and pedestrian circulation systems are not proposed.

H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

RESPONSE: Infrastructure improvements were approved and constructed with the Lolich Farms PUD. Existing utilities will remain, though some laterals will be abandoned as shown on the utility plans. TVFR has indicated that adequate fire protection is available.

I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.

RESPONSE: All development will be constructed in accordance with city standards.

J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

RESPONSE: Grading and drainage will be similar to that previously approved with the Lolich Farms PUD.

K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

RESPONSE: The attached architectural plans show the accessible routes and how building and site design will accommodate the physically handicapped.

L. The application includes all required submittal materials as specified in Section 50.25.1. of the Development Code.

RESPONSE: All required submittal materials have been included.

40.15.15.6.C PLANNED UNIT DEVELOPMENT APPROVAL CRITERIA

1. The proposal satisfies the threshold requirements for a PUD application.

RESPONSE: The proposal is a modification to an approved PUD, therefore it meets the threshold.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

RESPONSE: All fees will be paid as requested.

3. The proposal meets the Site Development Requirement for setbacks within the applicable zoning district for the perimeter of the parent parcel unless otherwise provided by Section 60.35.03.

RESPONSE: Setbacks are met for the perimeter of the parent parcel, which is larger than the subject modification request.

4. The proposal complies with the applicable policies of the Comprehensive Plan.

RESPONSE: The approved Lolich Farms PUD was found to be consistent with the Comprehensive Plan. Minor modifications to the unit types are proposed. As discussed later in this narrative, the proposal continues to comply with the Comprehensive Plan and specifically the South Cooper Mountain Community Plan.

5. The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.

RESPONSE: The proposal modifies an existing approved PUD with installed infrastructure ready to accommodate further development.

6. The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate development of properties in the surrounding area of the subject site.

RESPONSE: The site is within an approved planned unit development intended for a mix of residential uses. Infrastructure to serve the development has already been installed. Fewer dwelling units are proposed than originally approved, and the layout is substantially similar to that previously anticipated. There will be no functional difference in the proposed development from what was originally approved.

7. The width of proposed lots or staggering of building setbacks within detached residential developments vary so as to break up the monotony of long blocks and provide for a variety of home shapes and sizes, while giving the perception of open spaces between homes.

RESPONSE: No long blocks of buildings are proposed. The applicant is requesting flexibility to setback requirements that will allow front porches on the detached single family home that will break up the streetscape.

8. The lessening of the Site Development Requirements results in significant benefits to the enhancement of site, building, and structural design, preservation of natural features and the surrounding neighborhood as outlined in Section 60.35.15.

RESPONSE: The subject site is part of a larger approved planned unit development. This project was able to provide significant benefits such as open space and natural area preservation, as well as infrastructure improvements beneficial to the surrounding community.

9. The proposal provides improved open space that is accessible and usable by persons living nearby. Open space meets the following criteria unless otherwise determined by the Planning Commission through Section 60.35.15.:

a) The dedicated land forms a single parcel of land except where the Planning Commission determines two (2) parcels or more would be in the public interest and complement the overall site design.

b) The shape of the open space is such that the length is not more than three (3) times the width the purpose of which is to provide usable space for a variety of activities except where the Planning Commission determines a greater proportioned length would be in the public interest and complement the overall site design.

c) The dedicated land(s) is located to reasonably serve all lots for the development, for which the dedication is required.

RESPONSE: The subject site is part of a larger approved planned unit development that included the creation of open space tracts. No reduction to open space is proposed.

12. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

RESPONSE: Applications will be submitted as needed.

40.45.15.5 SUBDIVISION APPROVAL CRITERIA

1. The application satisfies the threshold requirements for a Preliminary Subdivision application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47., further division of the parent parcel shall not proceed until all of the provisions of Section 40.47.15.1.C. have been met.

RESPONSE: The application is a modification to an approved subdivision.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

RESPONSE: All fees will be paid as needed.

3. The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through the subdivision process to comply with current Code standards and requirements.

RESPONSE: The proposed development is consistent with previous approvals. Site infrastructure has been constructed and is ready for further development.

4. Oversized lots resulting from the subdivision shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed subdivision and future potential development on oversized lots. Easements and rights-of-way shall either exist or be proposed to be created such that future partitioning or subdividing is not precluded or hindered, for either the oversized lot or any affected adjacent lot.

RESPONSE: Oversized lots are proposed only for development with multiple units. These units are intended to be condominiums. No further development of these lots is proposed.

5. If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.

RESPONSE: No phasing is proposed.

6. Applications that apply the lot area averaging standards of Section 20.05.15.D. shall demonstrate that the resulting land division facilitates the following:

RESPONSE: The project has been approved as a planned unit development, which is now subject to modification. Lot averaging is not proposed.

7. If lot area averaging standards are proposed pursuant to Section 20.05.15.D, no further applications for Adjustment or Variance from this standard are required or permitted.

RESPONSE: N/A

8. For proposals which create a parcel with more than one zoning designation the portion of the lot within each zoning district shall meet the minimum lot size and dimensional requirements of that zoning district.

RESPONSE: The project is part of a planned unit development that allows modification of size and dimensional standards.

9. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.

RESPONSE: Applications and documents will be provided as requested.

40.20.15.2.A.1. DESIGN REVIEW TWO THRESHOLD

3. New construction of attached residential dwellings in any zone where attached dwellings are a Permitted or Conditional Use.

RESPONSE: The proposal meets the above threshold for design review two.

40.20.15.2.C. DESIGN REVIEW TWO APPROVAL CRITERIA

1. The proposal satisfies the threshold requirements for a Design Review Two application.

RESPONSE: As documented above, the proposal meets threshold #3.

- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.*

RESPONSE: All fees associated with this application have been submitted.

- 3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.*

RESPONSE: All submittal requirements have been provided.

- 4. The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30.*

RESPONSE:: As shown below, all standards have been met.

- 5. For additions to or modifications of existing development...*

RESPONSE: This standard does not apply.

- 6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in proper sequence.*

RESPONSE: All requested documents have been provided.

CHAPTER 50 (PROCEDURES)

50.95 Modification of a Decision – PLANNED UNIT DEVELOPMENT

- 1. An applicant or successor in interest may file with the Director an application to modify a prior decision that was the subject of a Type 1, Type 2 or Type 3 procedure. In addition to other requirements, such an application to modify a prior decision shall describe the nature of the proposed change to the original decision and the basis for that change, including the applicable facts and law, together with the fee prescribed for that application type necessary to modify the prior decision. Such an application to modify a prior decision shall be subject to the approval criteria and development regulations in effect when the Director receives a complete application for the modification.*

RESPONSE: The applicant proposes to modify a decision for a Planned Unit Development to change product type in response to market demand.

Infrastructure to serve the residences has been installed, leaving the site ready for development. The proposal does not reduce open space associated with the original approval.

2. An application for modification is subject to pre-application conference and completeness review; provided, the Director shall only require an application for modification to contain information that is relevant or necessary to address the requested change or the facts and regulations on which it is based. An application for modification is not subject to the neighborhood review meeting requirement.

RESPONSE: A pre-application conference has been held for this proposal.

3. An application for modification does not extend the deadline for filing an appeal and does not stay appeal proceedings. An application for modification is subject to the 120 day requirement pursuant to ORS 227.178.

RESPONSE: No extensions are being sought.

4. Only a decision that approves or conditionally approves an application can be modified. A decision denying an application cannot be modified. Refer to Section 50.99.

RESPONSE: The previous planned unit development application was approved.

5. An application for modification shall be subject to a Type 1, Type 2, or Type 3 procedure as determined by the Director.

RESPONSE: The Director has determined this is a Type 3 procedure.

6. The process type for an application to modify a decision shall be based upon the thresholds for the appropriate application listed in CHAPTER 40. In all cases, regardless of the thresholds listed in CHAPTER 40, when a proposed modification involves a condition of approval, that condition of approval can be modified or removed only by the same decision making authority that issued the original decision and through the same procedure that was followed to establish the condition to be modified. Modification or removal of a condition of approval shall only be granted if the decision making authority determines any one of the following:

A. The applicant or owner has demonstrated that a mistake of law or fact occurred, and that the mistake was substantial enough to warrant modification or removal of the condition to correct the mistake.

B. The condition could not be implemented for reasons beyond the control of the applicant and the modification will not require a significant modification of the original decision.

C. The circumstances have changed to the extent that the condition is no longer needed or warranted.

D. A new or modified condition would better accomplish the purpose of the original condition.

RESPONSE: Since this application was originally a Type 3 process, the same process applies.

50.95 Modification of a Decision – SUBDIVISION

1. An applicant or successor in interest may file with the Director an application to modify a prior decision that was the subject of a Type 1, Type 2 or Type 3 procedure. In addition to other requirements, such an application to modify a prior decision shall describe the nature of the proposed change to the original decision and the basis for that change, including the applicable facts and law, together with the fee prescribed for that application type necessary to modify the prior decision. Such an application to modify a prior decision shall be subject to the approval criteria and development regulations in effect when the Director receives a complete application for the modification.

RESPONSE: The applicant proposes to modify a decision for a Subdivision to change product type in response to market demand. Infrastructure to serve the residences has been installed leaving the site ready for development. The proposal does not reduce open space associated with the original approval.

2. An application for modification is subject to pre-application conference and completeness review; provided, the Director shall only require an application for modification to contain information that is relevant or necessary to address the requested change or the facts and regulations on which it is based. An application for modification is not subject to the neighborhood review meeting requirement.

RESPONSE: A pre-application conference has been held for this proposal.

3. An application for modification does not extend the deadline for filing an appeal and does not stay appeal proceedings. An application for modification is subject to the 120 day requirement pursuant to ORS 227.178.

RESPONSE: No extensions are being sought.

4. Only a decision that approves or conditionally approves an application can be modified. A decision denying an application cannot be modified. Refer to Section 50.99.

RESPONSE: The previous planned unit development application was approved.

5. An application for modification shall be subject to a Type 1, Type 2, or Type 3 procedure as determined by the Director.

RESPONSE: The Director has determined this is a Type 3 procedure.

6. The process type for an application to modify a decision shall be based upon the thresholds for the appropriate application listed in CHAPTER 40. In all cases, regardless of the thresholds listed in CHAPTER 40, when a proposed modification involves a condition of approval, that condition of approval can be modified or removed only by the same decision making authority that issued the original decision and through the same procedure that was followed to establish the condition to be modified. Modification or removal of a condition of approval shall only be granted if the decision making authority determines any one of the following:

A. The applicant or owner has demonstrated that a mistake of law or fact occurred, and that the mistake was substantial enough to warrant modification or removal of the condition to correct the mistake.

B. The condition could not be implemented for reasons beyond the control of the applicant and the modification will not require a significant modification of the original decision.

C. The circumstances have changed to the extent that the condition is no longer needed or warranted.

D. A new or modified condition would better accomplish the purpose of the original condition.

RESPONSE: Since this application was originally a Type 3 process, the same process applies.

CHAPTER 60 (SPECIAL REGULATIONS)

60.05. DESIGN REVIEW

60.05.15. Building Design and Orientation Standards. Unless otherwise noted, all standards apply in all zoning districts.

1. Building articulation and variety.

- A. *Attached residential buildings in Residential zones shall be limited in length to two hundred (200) feet.*

RESPONSE: All buildings will be less than 200 feet in length.

- B. *Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion of the street-facing elevation(s) and the elevation(s) containing a primary building entrance or multiple tenant entrances devoted to permanent architectural features designed to provide articulation and variety. These permanent features include, but are not limited to windows, bays and offsetting walls that extend at least eighteen inches (18”), recessed entrances, loading doors and bays, and changes in material types. Changes in material types shall have a minimum dimension of two feet and minimum area of 25 square feet. The percentage of the total square footage of elevation area is:*
- 1. Thirty (30) percent in Residential zones, and all uses in Commercial and Multiple Use zones.*
 - 2. Fifty (50) percent in Commercial zones where glazing is less than thirty five (35) percent pursuant to Section 60.05.15.8.A.3.*
 - 3. Fifteen (15) percent in Industrial zones. [ORD 4462; January 2008] In Industrial zones, where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities, the above standards shall apply only to elevations visible from and within 100 feet of an adjacent public street, and elevations that include a primary building entrance or multiple tenant entrances.*

RESPONSE: Permanent architectural features including windows, offset walls, recessed entrance, and changes in materials are provided over greater than 30% of all street-facing facades.

C. *The maximum spacing between permanent architectural features shall be no more than:*

1. *Forty (40) feet in Residential zones, and all uses in Commercial and Multiple Use zones.*
2. *Sixty (60) feet in Industrial zones.*
3. *Fifteen (15) feet in detached residential developments in Multiple Use zones for walls facing streets, common greens, and shared courts.*

RESPONSE: As shown on the attached plans, buildings vary in width, with some being greater than 40' in length. Architectural features including windows, balconies, changes in materials, a recessed entrance, and off-set walls are provided throughout the façades.

D. *In addition to the requirements of Section 60.05.15.1.B. and C., detached and attached residential building elevations facing a street, common green or shared court shall not consist of undifferentiated blank walls greater than 150 square feet in area. Building elevations shall be articulated with architectural features such as windows, dormers, porch details, alcoves, balconies or bays.*

RESPONSE: As shown on the attached elevations, elevations facing streets do not contain undifferentiated blank walls greater than 150 square feet in area. Architectural features include windows, porches and balconies.

2. Roof forms.

- A. *All sloped roofs exposed to view from adjacent public or private streets and properties shall have a minimum 4/12 pitch.*
- B. *Sloped roofs on residential uses in residential zones and on all uses in multiple use and commercial zones shall have eaves, exclusive of rain gutters, that must project from the building wall at least twelve (12) inches. [ORD 4584; June 2012]*
- C. *All roofs with a slope of less than 4/12 pitch shall be articulated with a parapet wall that must project vertically above the roof line at least twelve (12) inches or architecturally treated, such as with a decorative cornice.*
- D. *When an addition to an existing structure or a new structure is proposed in an existing development, the roof forms for the new structures shall have similar slope and be constructed of the same materials as existing roofs.*
- E. *Smaller feature roofs are not subject to the standards of this section*

RESPONSE: Roof forms include a minimum 4/12 pitch.

3. Primary building entrances.

A. Primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. The covered area providing weather protection shall be at least six (6) feet wide and four (4) feet deep.

Response: All primary building entrances contain covered entries meeting this requirement.

4. Exterior building materials.

A. For attached residential uses in Residential zones and all residential uses in Multiple Use zones, a minimum of seventy-five (75) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances shall be double wall construction.

RESPONSE: Double wall construction is proposed to meet the requirements of the code.

B. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones (except detached residential uses fronting streets, common greens and shared courts), a maximum of thirty (30) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances may be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard. The remaining elevation area for all applicable uses in all applicable zones shall be architecturally treated. Appropriate methods of architectural treatment shall include, but are not limited to, scoring, changes in material texture, and the application of other finish materials such as wood, rock, brick or tile wall treatment.

RESPONSE: This standard does not apply

C. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than three (3) feet above the finished grade level adjacent to the foundation wall, unless pigmented, textured, or both. In Industrial districts, foundations may extend up to four (4) feet above the finished grade level.

RESPONSE: This standard does not apply.

5. Roof-mounted equipment.

A. All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties in one of the following ways:

- 1. A parapet wall; or*
- 2. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building; or*
- 3. Setback from the street-facing elevation such that it is not visible from the public street(s).*

B. The vertical measuring distance for required screening shall be measured at five (5) feet above the finished or existing grade of the property line or public right-of-way abutting the development site's front yard setback for a distance of one hundred (100) lineal feet measured outward from the development site's front property line. Once the vertical measuring distance is established for the site's front yard, this same vertical measuring distance shall be applied to all sides of the development site's perimeter property lines.

C. Solar panels, dishes/antennas, pipes, vents, and chimneys are exempt from this standard.

RESPONSE: No roof mounted equipment is proposed.

6. Building location and orientation along streets in Commercial and Multiple Use zones.

RESPONSE: This standard is not applicable.

7. Building scale along Major Pedestrian Routes.

A. The height of any portion of a building at or within 20 feet of the property line as measured from the finished grade at the property line abutting a Major Pedestrian Route shall be a minimum of twenty-two (22) feet and a maximum of sixty (60) feet. Building heights greater than sixty (60) feet are allowed if the portion of a building that is greater than sixty (60) feet in height is at least twenty (20) feet from the property line that abuts the Major Pedestrian Route. In all cases, building height shall meet the requirement of Section 20.20.50. for the specific zoning district.

RESPONSE: Building heights comply with height standards.

B. Detached residential dwellings are exempt from the minimum height standard in Section 60.05.15.7.A. Building heights shall meet the requirements of Section 20.20.20. for the specific zoning district.

RESPONSE: Not applicable.

C. The maximum heights specified in Section 20.20.50. shall not be exceeded, unless separately authorized through an adjustment or variance application, or where credits are earned for height increase through Habitat Friendly Development Practices, as described in Section 60.12.40.4.B.2.

RESPONSE: The maximum height is not exceeded.

8. Ground floor elevations on commercial and multiple use buildings.

A. Except those used exclusively for residential use, ground floor elevations visible from and within 200 feet of a public street, Major Pedestrian Route, or a public park, public plaza or other public open space, and elevations that include a primary building entrance or multiple tenant entrances, shall have the following minimum percent of the ground floor elevation area permanently treated with windows, display areas or glass doorway openings.

RESPONSE: Not applicable

B. Except those used exclusively for residential use, ground floor elevations that are located on a Major Pedestrian Route, sidewalk, or other space where pedestrians are allowed to walk shall provide weather protection to the following minimum percent of the length of those elevations.

RESPONSE: Not applicable.

60.05.20. Circulation and Parking Design Standards. Unless otherwise noted, all standards apply in all zoning districts.

1. Connections to the public street system.

A. Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element.

Response: No changes to the circulation system are proposed beyond that approved with the PUD.

2. Loading areas, solid waste facilities and similar improvements.

A. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.

RESPONSE: The disposal and recycling containers are located within the garage areas out of sight from the street and will be rolled out on pickup day.

B. Except for manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts, all loading docks and loading zones shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.

RESPONSE: No loading dock or loading zone is proposed.

C. Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be fully sight-obscuring, shall be constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods:

- 1. Solid screen wall constructed of primary exterior finish materials utilized on primary buildings,*
- 2. Solid hedge wall with a minimum of ninety-five (95) percent opacity within two (2) years.*
- 3. Solid wood fence*

RESPONSE: The recycling and waste containers are located in the buildings and fully screened.

D. Screening from public view by chain-link fence with or without slats is prohibited.

RESPONSE: The recycling and waste containers are located in the building, there are no

outside storage areas.

3. Pedestrian circulation.

A. Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element, and to the abutting public street system and on-site buildings, parking areas, and other facilities where pedestrian access is desired. Pedestrian connections shall be provided except when one or more of the following conditions exist:

- 1. Where physical or topographic conditions, such as a grade change of ten (10) feet or more at a property line to an adjacent pedestrian facility, make connections impractical,*
- 2. Where uses including manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts occur,*
- 3. Where on-site activities such as movement of trucks, forklifts, and other large equipment would present potential conflicts with pedestrians, or*
- 4. Where buildings or other existing development on adjacent lands physically preclude a connection now or in the future.*

RESPONSE: No change to pedestrian circulation is proposed beyond that approved with the Lolich Farms PUD.

B. A reasonably direct walkway connection is required between primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.

RESPONSE: Each primary building entrance directly connects with the street system.

C. A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of street frontage or for every eight aisles of vehicle parking if parking is located between the building and the street. A reasonably direct walkway shall also be provided to any access way abutting the site. This standard may be waived when topographic conditions, man-made features, natural areas, etc. preclude walkway extensions to adjacent properties.

RESPONSE: Direct pedestrian walkways are provided from building entrances to the

street system.

D. Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees, and lighting, if not otherwise provided in the parking lot design.

RESPONSE: No changes to the pedestrian circulation system are proposed beyond that approved with the PUD.

E. Where pedestrian connections cross driveways or vehicular access aisles a continuous walkway shall be provided, and shall be composed of a different paving material than the primary on-site paving material.

RESPONSE: No changes to pedestrian circulation are proposed beyond that approved with the PUD.

F. Pedestrian walkways shall have a minimum of five (5) foot wide unobstructed clearance and shall be paved with scored concrete or modular paving materials. In the event that the Americans with Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standards shall apply.

Response: Pedestrian walkways comply with ADA requirements.

4. Street frontages and parking areas.

A. Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards:

A. A minimum six (6)-foot wide planting strip between the right-of-way and the parking area. Pedestrian walkways and vehicular driveways may cross the planting strip. Trees shall be planted at a minimum 2 1/2 inch caliper at a maximum of thirty (30) feet on center. Planting strips shall be planted with an evergreen hedge that will provide a 30-inch high screen and fifty (50) percent opacity within two years. The maximum height shall be maintained at no more than thirty-six (36) inches. Areas not covered by trees or hedge shall be landscaped with live ground cover. Bumper overhangs which intrude into the planting strip shall not impact required trees or hedge; or

B. A solid wall or fence 30 to 36 inches in height parallel to and not nearer than four (4) feet from the right-of-way line. The area between the wall or fence and the street line shall be walkways and vehicular driveways may cross the wall or fence.

RESPONSE: No surface parking area abuts a public street, therefore this standard does not apply.

5. Parking area landscaping.

A. Landscaped planter islands shall be required according to the following:

- 1. Residential uses in residential zones, one for every eight (8) contiguous parking spaces.*
- 2. All uses in Commercial and Multiple Use zones, one for every ten(10) contiguous parking spaces.*
- 3. All Conditional Uses in Residential zones one for every twelve (12) contiguous parking spaces.*
- 4. All uses in Employment / Industrial zones, one for every twelve(12) contiguous parking spaces.*

RESPONSE: Three external parking space are proposed. They will have a landscape planter adjacent to them.

B. The island shall have a minimum area of 70 square feet, and a minimum width of 6 feet, and shall be curbed to protect landscaping. The landscaped island shall be planted with a tree having a minimum mature height of 20 feet. If a pole-mounted light is proposed to be installed within a landscaped planter island, and an applicant demonstrates that there is a physical conflict for siting the tree and the pole-mounted light together, the decision-making authority may waive the planting of the tree, provided that at least seventy-five (75) percent of the required islands contain trees. Landscaped planter islands shall be evenly spaced throughout the parking area.

RESPONSE: No landscape islands are required.

C. Linear raised sidewalks and walkways within the parking area connecting the parking spaces and on-site building(s) may be counted towards the total required number of landscaped islands, provided that all of the following is met:

- 1. Trees are spaced a maximum of 30 feet on center on a minimum of one side of the sidewalk.*

2. The minimum unobstructed sidewalk width is five feet.

3. The sidewalk is separated from the parking area by curbs, bollards, or other means on both sides.

4. Trees are located in planting area with groundcover or planted in covered tree wells.

5. Trees within the linear sidewalk area shall constitute no more than 50 percent of the total required number of trees within required landscaped planter islands. All remaining required trees shall be located within landscaped planter islands.

RESPONSE: No linear raised sidewalk is proposed, therefore this standard does not apply.

D. Trees planted within required landscaped planter islands or the linear sidewalk shall be of a type and species identified by the City of Beaverton Street Tree List or an alternative approved by the City Arborist.

RESPONSE: No planter islands or linear sidewalks are proposed, therefore this standard does not apply.

60.05.25. Landscape, Open Space and Natural Areas Design Standards.

3. Minimum landscape requirements for residential developments consisting of eight (8) or more units of Attached Housing or Compact Detached Housing.

A. Common open space shall consist of active, passive, or both open space areas, and shall be provided as follows:

1. A minimum of 15% of the gross site area shall be landscaped as defined in Section 60.05.25.4.

2. For developments that are part of a Planned Unit Development, provisions of Section 60.35.15.4. shall apply.

RESPONSE: The minimum landscape requirements have been met as part of the overall previously approved Planned Unit Development. No reduction is proposed.

4. Additional minimum landscape requirements for Attached Housing and Compact Detached Housing.

A. All front yard areas and all required open space areas not occupied by structures, walkways, driveways, plazas or parking spaces shall be landscaped.

RESPONSE: As shown on the attached landscape plans, all front yard areas not otherwise occupied are to be landscaped.

B. Landscaping shall include live plants or landscape features such as fountains, ponds or other landscape elements. Bare gravel, rock, bark and similar materials are not a substitute for plant cover, and shall be limited to no more than twenty-five (25) percent of the landscape area.

RESPONSE: Live plants will be used for all landscaped areas.

C. For the purposes of this Section, vehicular circulation areas and parking areas, unless provided as part of a shared court, shall not be considered landscape area.

RESPONSE: Vehicular circulation and parking areas are not considered landscaped area.

D. All street-facing building elevations shall have landscaping along their foundation, excluding buildings that are placed at the property line or setback less than 12-inches from the property line. When a porch obstructs a foundation, landscaping shall be installed along the outer edge of the porch. This landscaping requirement shall not apply to portions of the building facade that provide access for pedestrians or vehicles to the building, or for plazas adjacent to the building. The foundation landscaping shall meet the following minimum standards

- 1. The landscaped area shall be at least three (3) feet wide; and,*
- 2. For every three (3) lineal feet of foundation, an evergreen shrub having a minimum mature height of twenty-four (24) inches shall be planted; and,*
- 3. Groundcover plants shall be planted in the remainder of the landscaped area.*

RESPONSE: All street-facing facades have a 3' landscaped area along the foundation that includes shrubs and groundcover.

E. The following minimum planting requirements for required landscaped areas shall be complied with. These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscape area:

1. *One (1) tree shall be provided for every eight hundred (800) square feet of required landscaped area. Evergreen trees shall have a minimum planting height of six (6) feet. Deciduous trees shall have a minimum caliper of 1.5 inches at time of planting.*

2. *One (1) evergreen shrub having a minimum mature height of forty-eight (48) inches shall be provided for every four hundred (400) square feet of required landscaped area.*

3. *Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than twenty-five (25) percent of the required landscape area.*

RESPONSE: No reduction in the landscape or open space area approved with the Planned Unit Development is proposed. These areas will continue to have trees, shrubs and ground cover. As shown on the attached plans, 82 trees are proposed.

F. A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed shall be counted towards meeting the minimum landscaping requirement, provided that the hard-surface portion of the plaza shall not exceed twenty-five (25) percent of the minimum landscaping requirement. When a shared court is utilized in a residential development in a Multiple Use zone, hard surface areas shall not exceed seventy-five (75) percent of the minimum landscaping requirement. A hard surface area shall be comprised of the following:

1. *Brick pavers, or stone, scored, or colored concrete; and,*
2. *One (1) tree having a minimum mature height of twenty (20) feet for every three hundred (300) square feet of plaza square footage; and,*
3. *Street furniture including but not limited to benches, tables, chairs, and trash receptacles; and,*
4. *Pedestrian scale lighting consistent with the City's Technical Lighting Standards.*

RESPONSE: No hard surface plaza is proposed, therefore these standards do not apply.

8. *Retaining walls. Retaining walls greater than six (6) feet in height or longer than fifty (50) lineal feet...*

RESPONSE: No new retaining walls are proposed, therefore this criterion does not apply.

13. Landscape buffering and screening.

RESPONSE: This standard states that it is applicable to property lines between zoning districts. The limits of the subject modifications are surrounded by other areas of Planned Unit Development approvals, therefore the buffering standards should not be applicable.

60.05.30. Lighting Design Standards. *Unless otherwise noted, all standards apply in all zoning districts.*

1. Adequate on-site lighting and minimal glare on adjoining properties.

A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.

B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.

C. Lighting shall be provided in pedestrian plazas, if any developed.

D. Lighting shall be provided at building entrances.

E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.

RESPONSE: Lighting will be provided in accordance with the city's standards. Lighting is provided for the drive aisle, parking, and at the building entrance. All lighting will be shielded to prohibit trespass on adjoining properties beyond the city standard of 0.5 foot-candles.

2. Pedestrian-scale on-site lighting.

A. Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:

1. Fifteen (15) feet in height for on-site pedestrian paths of travel.

2. Twenty (20) feet in height for on-site vehicular circulation areas for residential uses in Residential zoning districts.

3. *Thirty (30) feet in height for on-site vehicular circulation areas in non-residential zoning districts.*
4. *Fifteen (15) feet for the top deck of non-covered parking structures.*
5. *The height of the poles for on-site pedestrian ways and onsite vehicular circulation areas shall be measured from the site's finished grade.*
6. *The height of the poles on the top deck of non-covered parking structures shall be measured from the finished floor elevation off the top deck.*
7. *The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.*

B. Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.

C. Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of forty-eight (48) inches.

RESPONSE: Pedestrian-scale lighting will comply with the above standards.

60.30. OFF-STREET PARKING.

60.30.05. Off-Street Parking Requirements. *Parking spaces shall be provided and satisfactorily maintained by the owner of the property for each building or use which is erected, enlarged, altered, or maintained in accordance with the requirements of Sections 60.30.05. to 60.30.20.*

1. Availability. *Required parking spaces shall be available for parking operable passenger automobiles and bicycles of residents, customers, patrons and employees and shall not be used for storage of vehicles or materials or for parking of trucks used in conducting the business or use.*

RESPONSE: Parking will be for serviceable vehicles and not storage.

2. Vehicle Parking. *Vehicle parking shall be required for all development proposed for approval after November 6, 1996 unless otherwise exempted by this ordinance. The number of required vehicle parking spaces shall be provided according to Section 60.30.10.5.*

RESPONSE: Parking will be provided for each unit within garages.

Bicycle Parking. *Bicycle parking shall be required for all multi-family residential developments of four units or more, all retail, office and institution developments, and at all transit stations and park and ride lots which are proposed for approval after November 6, 1996. The number of required bicycle parking spaces shall be provided according to Section 60.30.10.5. All bike parking facilities shall meet the specifications, design and locational criteria as delineated in this section and the Engineering Design Manual.*

RESPONSE: Bike parking both covered and uncovered is also provided to meet the requirements. Each unit will have long-term bicycle parking available on the balcony.

60.30.10. Number of Required Parking Spaces. *Except as otherwise provided under Section 60.30.10.11., off-street vehicle, bicycle, or both parking spaces shall be provided as follows:*

Detached dwelling units: 1.0 spaces per unit

Attached dwelling units with 3 or more bedrooms: 1.75 spaces per unit

RESPONSE: The applicant is proposing ten single family detached dwelling units and 29 attached dwelling units with three or more bedrooms. Three guest parking spaces are provided.

Each detached dwelling will have a two-car garage. They will also in most cases have parking for two cars in their driveways. Therefore the requirement for detached dwellings is met.

The attached dwelling units will have either a two car garage or a one car garage. The two car garages will have parking available for two cars in their driveways. The one car garages will have parking available for one car in their driveways. This exceeds the requirement for 1.75 spaces per unit. Therefore the requirement for attached dwellings is met.

In addition, three off-street guest parking spaces are provided.

60.35 PLANNED UNIT DEVELOPMENT

60.35.10.1 Permitted Uses –

- A. *The Uses in a PUD shall comply with the Permitted and Conditional Use requirements of the zoning district.*

RESPONSE: Single family detached and attached dwelling are both permitted uses in the R2 and R4 zoning districts.

B. Detached and attached dwellings may be allowed in a PUD provided the overall residential density satisfies the applicable residential density requirements.

RESPONSE: Both detached and attached dwelling units are proposed.

60.35.10.2 Density and Lot Dimensions

B. Residential Lot Sizes –

- 1. Minimum lot size may be reduced to 50 percent of the minimum land area of the applicable zoning district(s), except as permitted in 60.35.10.3.B.2*
- 2. Minimum lot size proposed between 25 percent and 50 percent shall meet Compact Detached Housing standards*
- 3. Maximum lot size may not exceed 195 percent of the minimum land area of the applicable zoning district(s) unless designated for a future phase.*

RESPONSE: The original approval for The Ridge determined that the minimum density for the overall development is 225 units, and the maximum is 576 units. The original approval was for a maximum of 310 units, within the minimum and maximum densities. The multi-family phase 2 of the development is approved for 119 units, and this new proposal to modify phase 1 results in a loss of 4 units from the original approved 110. (106 units). Phase 1 and 2 will now have 225 units, which remains within the minimum and maximum densities.

The maximum lot size is exceeded by greater than for Lots 60, 61, 70, 80 and 90. These lots are intended to contain attached units that will be condo-platted. The applicant is willing to record a deed restriction that prevents further subdivision of these lots.

60.35.10.3 Setbacks

A. The dimensional standards for the applicable zoning district as listed in CHAPTER 20 may be modified through approval of a Planned Unit Development, except for the following situations:

- 1. For proposed lots abutting the perimeter of the property, the required setbacks shall comply with the standard front and rear setbacks of the parent parcel.*

- a) *Where the side yard of the parent parcel abuts existing development the setback for new development shall not be reduced, except by meeting 60.35.10.3.A.1.b below.*
- b) *By meeting the Development Bonus and Development Incentive Options in Section 60.35.30 the setbacks of proposed perimeter parcels may be reduced by up to ten (10) percent upon approval of the Planning Commission.*

2. Where standard modifications would not promote pedestrian or bicycle connection to the street; support storm water management; or meet fire and building codes.

RESPONSE: The dimensional standards of Chapter 20 will be met in most cases. The exceptions are to modify the following:

- Internal side yard setbacks to 3.5', as previously approved
- Porches in the front yard setback, a reduction to 10', for buildings 4-14 and 53- 57, a reduction previously approved.
- Garage setback from private driveways to 18.5' for buildings 1, 2, 3, 59, 62 and 63, which is a new request.
- Garage setback to 4' from private driveway to building 58, consistent with the previous approval.
- Front setback to 8' for buildings 1, 2, 3, 58, 59, 62 and 63, as a new reduction request.

B. Front Setbacks.

The following shall apply to all lots within a proposed residential development(s); except lots proposed along the perimeter of the subject site, which shall be consistent with Section 60.35.10.3.A.1.

1. Front setbacks for a residential structure, interior to a Planned Unit Development may be reduced, excluding the garage where the garage door faces the front property line. Structures shall not encroach into a public utility easement.

2. All single-family attached and detached garages that face a public or private street shall be setback a minimum of twenty (20) feet from property line. Attached and detached garage door façade(s) shall be set back a minimum of four (4) additional feet from the set back of the front of the building, not including porches, when facing a public or private street. All other garage and carport entrances must be set back a minimum of two (2) additional feet when the set back of the front of the building is at least twenty (20) feet

RESPONSE: Front yard setback are proposed to be reduced to 10' to allow for a porch for buildings 4-14 and 53-57. A front setback reduction to 10' was allowed with the original approval. A new requested reduction for front setbacks are also proposed to 8' for buildings 1, 2, 3, 58, 62 and 63. None of these reductions include reducing the garage setback.

C. Rear setbacks.

1. Rear setbacks shall be the same as the designated zone for the parent parcel for lots abutting the perimeter of the proposed development excepting alley accessed lots for which rear setbacks may be reduced to four (4) feet for alley-accessed lots with no less than a 20-foot alley width.

2. Garages and carports accessed from both sides of an alley shall be setback a minimum of four (4) feet with no less than 28-feet between garage doors.

RESPONSE: The rear yard / garage setback to building 58 will be 4', as allowed in the original approval. The garage setback to buildings 1, 2, 3, 59, 62 and 63 is proposed be 18.5'. This will not result in reductions beyond those described in the requirements.

D. Side setbacks. Except for zero-lot line development, side setbacks internal to the Planned Unit Development, shall be a minimum of three (3) feet with a total of six (6) feet between two buildings. In no case shall a building encroach into a Public Utility Easement (PUE). All zero-lot line development shall have side yard setbacks of 10 feet on one side of the dwelling unit and no setback required on the opposite side.

RESPONSE: A 3.5' side yard setback is proposed internal to the site. This is consistent with the previous approval and exceeds the reduction allowed.

60.35.25 South Cooper Mountain Community Plan

1. Proposals within the South Cooper Mountain Community Plan area shall demonstrate compliance with the following applicable South Cooper Mountain Community Plan policies and figures:

A. Land Use:

2. Neighborhood and Housing Policy 2: Residential developments shall provide a variety of housing types consistent with the permitted uses of the applicable zones.

a. Residential developments in the South Cooper Mountain Community Plan area shall provide a variety of housing types, as identified below, for sites:

- i. Up to 15 acres, a minimum of one housing type*
- ii. Greater than 15 acres and up to 30 acres, a minimum of two housing types*
- iii. Greater than 30 acres, a minimum of three housing types*

RESPONSE: This proposal includes three housing types – single family attached, single family detached and multi-family dwellings. This proposal modifies the unit types in the larger “The Ridge” two phase PUD approval. Below is a comparison of the original approved units vs. proposed units, along with a percentage of each unit type proposed.

| Description | Approved Units | Proposed Units | % of The Ridge PUD |
|------------------------|----------------|----------------|--------------------|
| Single Family Attached | 29 | 29 | 13 % |
| Single Family Detached | 81 | 76 | 34 % |
| Multi-Family | 119 | 119 | 53 % |
| | 229 | 225 | |

IV. CONCLUSION

The applicant has met the burden of proof for approval of the required applications. The proposal meets all relevant criteria.