



CITY OF BEAVERTON  
Planning Division  
Community Development Department  
Tel: 503-526-2420  
[www.beavertonoregon.gov](http://www.beavertonoregon.gov)

## MEMORANDUM

City of Beaverton  
Community Development Department

**To:** Interested Parties  
**From:** City of Beaverton Planning Division  
**Date:** July 13, 2023  
**Subject:** DR2023-0031 Vineyard at Cooper Mountain Estates

Please find attached the Notice of Decision for **Vineyard at Cooper Mountain Estates (DR2023-0031)**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for DR2023-0031 Vineyard at Cooper Mountain Estates is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

**The appeal closing date for DR2023-0031 Vineyard at Cooper Mountain Estates is 4:30 p.m., July 25, 2023.**

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed by contacting the project planner, Elena Sasin, at [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov).

NOTE: The Community Development Department is currently open to the public on a limited basis, Monday through Thursday from 8:30 a.m. to 4:30 p.m. Please note that the Community

Development Department is not open to the public on Fridays at this time. Staff recommends visiting <https://www.beavertonoregon.gov/183/Community-Development> for the most up-to-date information about in-person and virtual services.

Accessibility information: This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact Elena Sasin by calling (503) 278-1482 or email [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov).

# STAFF REPORT

**Report date:** July 13, 2023

**Application/project name:** Vineyard at Cooper Mountain Estates

**Application Numbers:** DR2023-0031

**Proposal:** The applicant, TNHC Oregon, LLC (AKA The New Home Company), requests Design Review Two approval for the construction of 37 single-family attached (townhome) dwellings within Phase 1 of the previously approved Vineyard at Cooper Mountain Planned Unit Development (CU2018-0014). The review is generally limited to the proposed building articulation and variety, landscaping, and lighting. The original Planned Unit Development received approval under the 2018 Development Code, therefore the applicant's required Design Review Two application will be reviewed under the same code. At the time of the Planned Unit Development approval, the subject site was zoned Urban Medium Density (R2), Urban Medium Density (R4), Urban Standard Density (R5) and Urban Standard Density (R7). The proposed single-family attached dwellings are located within the portion of the site zoned R2.



**Proposal location:** The site is located on a portion of tax lot 1605 on Washington County Tax Assessor's Map 1S131.

**Applicant:** TNHC Oregon, LLC

**Decision:** APPROVAL of DR2023-0031, subject to conditions identified at the end of this report.

## Contact Information:

City Staff Representative: Elena Sasin, Associate Planner  
(503) 278-1482  
esasin@BeavertonOregon.gov

Applicant: TNHC Oregon, LLC  
Pam Verdadero  
15455 NW Greenbrier Parkway, Ste 240  
Beaverton, OR 97006

Applicant Representative: Pioneer Design Group, Inc.  
Matthew Sprague  
9020 SW Washington Square Road, Suite 170

Portland, OR 97223

Property Owner: AG EHC II (NWHM) Multi State 2, LLC  
Chris Walther  
15231 Laguna Canyon Road, Suite 250  
Irvine, CA 92618

## Existing Conditions

**Zoning:** Residential Mixed A (RMA) – Formerly R2 at time of original Planned Unit Development (CU218-0014) and Preliminary Subdivision applications (LD2018-0025 / LD2018-0026) in November 2018.

**Site Conditions:** The site is currently vacant land that has been graded and improved per an existing Site Development Permit approval.

**Total Site Size:** 15.63 acres; area to be developed approximately 120,796 square feet.

**Location:** The site is located west of SW 175<sup>th</sup> Avenue.

**Neighborhood Association Committee:** Neighbors Southwest

**Table 1: Surrounding Uses**

<b>Direction</b>	<b>Zoning</b>	<b>Uses</b>
North	Residential Mixed A (RMA)	Vacant
South	RMA & Residential Mixed B (RMB)	Vacant
East	RMA & Residential Mixed B (RMB)	Single-detached residential
West	RMA & Residential Mixed B (RMB)	Vacant / Single-detached residential

# Application Information

**Table 2: Application Summary**

Application	Application Type	Proposal Summary	Approval Criteria Location
DR2023-0031	Design Review Two	New construction of 37 townhomes and associated site improvements within the previously approved Vineyard at Cooper Mountain PUD (ZMA2018-0005/CU2018-0014/LD2018-0025/LD2018-0026/PLA2018-0002/SDM2018-0004/TP2018-0007)	Development Code Section 40.03 and Section 40.20.15.2.C

**Table 3: Key Application Dates**

Application	Submittal Date	Deemed Complete	120-Day	365-Day*
DR2023-0031	Mar. 13, 2023	May 8, 2023	Sep. 5, 2023	May 7, 2024

\* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

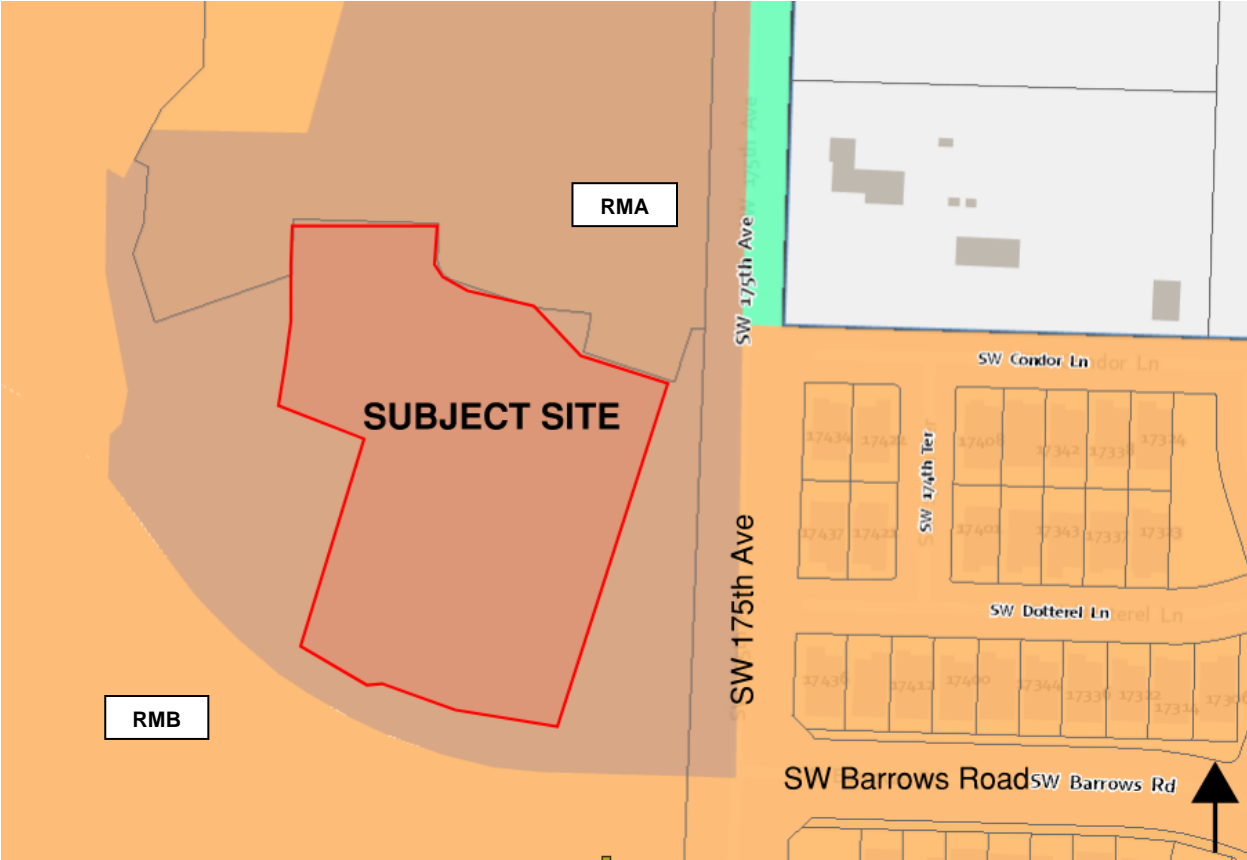
## Summary of Public Comment

No public comments were received related to these applications.

# Exhibit 1.1 Vicinity Map



# Exhibit 1.2 Zoning Map



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## Exhibits

### Exhibit 1. Materials submitted by Staff

Exhibit 1.1 Vicinity Map (Page 6 of this report)

Exhibit 1.2 Zoning Map (Page 7 of this report)

### Exhibit 2. Public Comment

No Public Comment Received

### Exhibit 3. Materials submitted by the Applicant

Exhibit 3.1 – Application Form

Exhibit 3.2 – Revised Narrative

Exhibit 3.3 – Pre-Application Notes PA2023-0009

Exhibit 3.4 – Plan Set

Exhibit 3.5 – Architectural Elevations

Exhibit 3.6 – Landscaping Plans

Exhibit 3.7 – Lighting Plans

Exhibit 3.8 – Service Provider Letters

Exhibit 3.9 – Parking Memo

Exhibit 3.10 – Vineyard PUD Approved Plans

Exhibit 3.11 – Sight Distance Analysis

Exhibit 3.12 – Vineyard PUD SD Permit SD2018-0024



Exhibit 3.13 – Stormwater Memo

Exhibit 3.14 – Vineyard PUD Notice of Decision

Exhibit 3.15 – Materials and Finishes

Exhibit 3.16 – Vineyard Fence Memorandum

# Attachment A: FACILITIES REVIEW

**Application:** Vineyards at Cooper Mountain Estates

**Proposal:** The applicant, TNHC, LLC, requests Design Review Two approval for the construction of townhomes and associated landscaping and lighting. The townhomes and lots were approved as part of a larger Planned Unit Development, The Vineyard at Cooper Mountain PUD (ZMA2018-0005/CU2018-0014/LD2018-0025/LD2018-0026/PLA2018-0002/SDM2018-0004/TP2018-0007).

**Recommendation:** APPROVE DR2023-0031, subject to conditions of approval

## Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in a different order. The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted application(s) as identified below:

- All twelve (12) criteria are applicable to the Design Review Two (DR2023-0019) application as submitted.

### Section 40.03.1.A

**Approval Criterion:** *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.*

#### FINDING:

Chapter 90 of the Development Code defines "critical facilities" to be services that include potable and non-potable public water; public sanitary sewer; stormwater drainage, treatment, and retention; transportation; and fire protection.

**Potable Water:** The subject site is served by City of Beaverton public water service. Water mains abut the site to the east and west. The proposed scope of work associated with this Design Review Two DR2023-0031 does not include modifications to utility locations or connections for potable water service to this site as approved with The Vineyard at Cooper Mountain PUD (ZMA2018-0005/CU2018-0014/LD2018-0025/LD2018-0026/PLA2018-0002/SDM2018-0004/TP2018-0007). Additionally, the applicant states that a Site

Development Permit approval for the site was issued under City of Beaverton File SD2018-0024 and that no changes to the approved plans are proposed with this application. A City of Beaverton Water Service Provider Letter (SPL) was provided for this project, and states that adequate service levels to serve the proposed project are available. Therefore, the Committee finds that adequate potable public water service can be provided to the site to serve the proposed development.

**Non-Potable Water:** The subject site is served by the City of Beaverton non-potable water network. The site will connect to the existing two-inch non-potable water main located in SW Barrows Road right of way, as approved for with SD2018-0024. Therefore, the Committee finds that the proposal meets the requirement to connect to the non-potable water network.

**Sanitary Sewer:** Sanitary sewer service is provided by the City of Beaverton, and the project does not propose changes to sanitary sewer utility locations as approved with The Vineyard at Cooper Mountain PUD (ZMA2018-0005/CU2018-0014/LD2018-0025/LD2018-0026/PLA2018-0002/SDM2018-0004/TP2018-0007) and Site Development Permit SD2018-0024. The proposed townhomes will connect to an approved 8-inch sanitary sewer line in the future SW Barrows Road which connects to existing facilities within SW 175<sup>th</sup> Avenue. Therefore, the Committee finds that adequate sanitary sewer service can be provided to the site to serve the proposed development.

**Stormwater Drainage, Treatment, and Retention:** The subject site is served by City of Beaverton storm sewer service. Infrastructure serving the townhomes was approved with the original Vineyard at Cooper Mountain PUD and subsequent Site Development Permit and will provide adequate stormwater service for the proposed development.

**Transportation:** The site is bordered by SW 175<sup>th</sup> Avenue to the east and SW Barrows Road on the west. The extension of SW Barrows Road, a Collector, was approved with The Vineyard at Cooper Mountain PUD. This previous approval also included the construction of SW 176<sup>th</sup> Drive, a Local street which will provide direct pedestrian and vehicular access to Lots 142-155, direct pedestrian access to Lots 127-141 and access to a private street identified as SW Quartz Place (and Tract 'M') on the applicant's plans. SW Quartz Place will provide vehicular access to Lots 119-141. Tract 'N', is shown to provide pedestrian access to Lots 119-126. SW Barrows Road and SW 176<sup>th</sup> Drive will be maintained by the City of Beaverton once constructed. The Committee finds that a safe and efficient transportation network will be provided for the subject site.

**Fire Protection:** Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R reviewed the original Vineyard at Cooper Mountain PUD and had no comments at the time. The applicant provided a TVF&R permit (#2023-0035) showing the construction of the townhomes. As stated on the site plan approved by TVF&R, the units are proposed to be sprinklered since secondary access to the townhomes is not available yet.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.

## Section 40.03.1.B

**Approval Criterion:** *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.*

### FINDING:

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.

**Schools:** The proposed development is within the Beaverton School District (BSD) boundaries. BSD reviewed the original Vineyard at Cooper Mountain PUD and issued a Service Provider Letter (SPL) stating that sufficient capacity exists to serve The Vineyard at Cooper Mountain PUD. The applicant has also submitted correspondence dated March 1, 2023 between BSD and the applicant which confirms that a new SPL is not required since the number of proposed units is consistent with the original approval. The Committee finds that adequate school facilities are provided for this development.

**Transit Improvements:** The subject property is not currently served by public transit. TriMet anticipates expanding bus service to the South Cooper Mountain area in the future. However, the locations of future bus stops are unknown at this time.

**Police Protection:** The City of Beaverton Police Department will serve the development site. As of the date of this report, Beaverton Police have not provided comments or recommendations to the Committee. Therefore, the Committee finds that adequate police protection service can be provided to the site to serve the proposed development.

**Pedestrian and Bicycle Facilities:** Public pedestrian and bicycle facilities serving the subject site were approved with The Vineyard at Cooper Mountain PUD, and this proposal does not request to modify those facilities. Public sidewalks abut the site to the south within the future SW Barrows Road extension and public sidewalks within the future SW 176<sup>th</sup> Avenue will also abut lots numbered 127 through 155. Pedestrian access to lots numbered 119 through 126 will be provided by a pedestrian pathway in Tract N. The applicant’s plans also show internal walkways connect the primary entrance of townhomes on lots numbered 119 through 141 to the adjacent walkway in Tract N or to the public sidewalk in SW 176<sup>th</sup> Drive. Internal walkways within the individual lots must have a minimum width of 5 feet (Section 60.05.20.3.F) however, the applicant’s plans show that these walkways are only 4 feet wide, therefore, the Committee recommend a condition of approval that the applicant submit revised plans, prior to Building Permit issuance,

demonstrating compliance with Section 60.05.20.3.F. Additionally, lighting must be provided in all proposed vehicular and pedestrian circulation areas. The applicant's plans omit lighting data for a pedestrian path located along the site's northern boundary and for the walkway within Tract N which connects the primary entrances of Building 1 and 2 to the greater pedestrian circulation system and to SW 176th Drive. Furthermore, the applicant's proposed lighting for walkways within individual lots is shown to exceed that maximum lighting level permitted at property lines which is 0.5 foot candles. Therefore, the committee recommend a condition of approval that the applicant submit a lighting plan, which shows that all proposed pedestrian and vehicular circulation areas within the development site demonstrate compliance with Section 60.05.30 and Table 60.05-1 Technical Lighting Standards, prior to building permit issuance. Therefore, the Committee finds that by meeting the conditions of approval, these facilities will provide adequate pedestrian and bicycle connectivity for the proposed development.

For these reasons, the Committee finds that essential facilities and services related to the proposed development are available or can be made available with adequate capacity to serve the development.

**Conclusion:** Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the approval criterion.

## Section 40.03.1.C

**Approval Criterion:** *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).*

### FINDING:

The site is currently zoned RMA which was formerly known as R2. At the time of The Vineyard at Cooper Mountain PUD approval (2018), the site was zoned R2. The PUD approval modified select base zoning standards of the R2 zoning district, including setback requirements internal to the PUD and height maximums. Parent parcels that comprised the PUD were required to meet the setbacks of the underlying zoning district.

The Committee refers to the Code Conformance Analysis table at the end of this report, which evaluates the project as it relates to applicable code requirements of Chapter 20 (Land Uses) that were in effect on the date of original PUD application and modifications approved with the PUD. As demonstrated in the table, the development proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) or the standards approved with The Vineyard at Cooper Mountain PUD.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.

## Section 40.03.1.D

**Approval Criterion:** *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.*

### FINDING:

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60 (Special Requirements). Staff will provide findings for the Design Review Two request within the applicable section of the staff report.

**Section 60.30 Off-Street Parking:** This proposal is subject to the development code that was in effect at the time of PUD and Subdivision applications on June 13, 2018. Based on the off-street parking regulations of BDC 60.30.10.5 at that time, attached dwellings in a residential zone must provide at least 1.5 spaces for units with two bedrooms and 1.75 vehicular parking spaces for units with three bedrooms or more. The maximum parking rate for both two-bedroom and three or more-bedroom units is 2.00 spaces per unit. The applicant submitted a supplemental memorandum, dated June 30, 2023 which clarifies the parking proposed. The applicant states that a total of 74 standard spaces (as outlined in Section 60.30.10.8) are provided with the townhomes. Each unit is shown to have one standard space within the garage and one standard space in the townhome. Therefore, the Committee finds that adequate parking is being provided for the proposed development.

At the time of PUD and Subdivision applications, the development code did not require short- or long-term bicycle parking for single-family attached dwellings. The proposed development does not include short- or long-term bicycle parking facilities. The Committee finds that the applicable requirements of BDC 60.30 are met by the proposal.

**Section 60.35. Planned Unit Development:** The subject site was identified as Phase 1C near the southeastern portion of The Vineyard at Cooper Mountain PUD and was previously approved for the development of 37 attached single-family dwellings. The subject Design Review Two is limited to proposed building design, landscaping and lighting. Therefore, this request is consistent with the original Vineyard at Cooper Mountain PUD approval and meets applicable conditions of approval of the original decision.

**Section 60.55 Transportation Facilities:** Conformance with the provisions of BDC 60.55 were evaluated at the time of original PUD approval, and the subject proposal maintains conformance with the previous approval related to transportation facilities. Because of this, a Trip Generation Memorandum was not required for this project. Staff notes internal

walkways within the individual lots must have a minimum width of 5 feet (Section 60.05.20.3.F) however, the applicant's plans show that these walkways are only 4 feet wide, therefore, the Committee recommend a condition of approval that the applicant submit revised plans, prior to Building Permit issuance, demonstrating compliance with Section 60.05.20.3.F. Additionally, the applicant's proposed lighting for walkways within individual lots is shown to exceed that maximum lighting level permitted at property lines which is 0.5 foot candles. Therefore, the committee recommend a condition of approval that the applicant submit a lighting plan, which shows that all proposed pedestrian and vehicular circulation areas within the development site demonstrate compliance with Section 60.05.30 and Table 60.05-1 Technical Lighting Standards, prior to building permit issuance.

For these reasons, the Committee finds that by meeting the conditions of approval, the proposal complies with applicable BDC 60.55 regulations.

**Conclusion:** Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the approval criterion.

## Section 40.03.1.E

**Approval Criterion:** *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.*

### FINDING:

The applicant states that all of the private common facilities and areas including drivable surfaces, sidewalks, roads, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, and any other facility not subject to maintenance by the City will remain to be maintained by the Home Owners Association, as currently approved. The Committee finds that the proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.

## Section 40.03.1.F

**Approval Criterion:** *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.*

## FINDING:

The proposal includes on-site improvements that facilitate safe and efficient vehicular and pedestrian circulation patterns. The proposed townhomes are located north of the future SW Barrows Road extension which will connect to the future right of way of SW 176<sup>th</sup> Drive. Lots numbered 142 through 155 will have direct pedestrian and vehicular connections to SW 176<sup>th</sup>. Lots numbered 127 through 141 are shown to be oriented toward SW 176<sup>th</sup> and provide a direct pedestrian connection to SW 176<sup>th</sup> Avenue. Lots 119 through 126 are shown to have vehicular access via private Tract M/SW Quartz Place which connects to SW 176<sup>th</sup> Drive at two locations. The applicant's plans show a pedestrian connection from SW 176<sup>th</sup> Drive to lots 119 through 126 is provided by a walkway along the site's northern boundary and by a path in Tract N. Staff notes internal walkways within the individual lots must have a minimum width of 5 feet (Section 60.05.20.3.F) however, the applicant's plans show that these walkways are only 4 feet wide, therefore, the Committee recommend a condition of approval that the applicant submit revised plans, prior to Building Permit issuance, demonstrating compliance with Section 60.05.20.3.F. Additionally, the applicant's proposed lighting for walkways within individual lots is shown to exceed the maximum lighting level permitted at property lines which is 0.5 foot candles. Therefore, the committee recommend a condition of approval that the applicant submit a lighting plan, which shows that all proposed pedestrian and vehicular circulation areas within the development site demonstrate compliance with Section 60.05.30 and Table 60.05-1 Technical Lighting Standards, prior to building permit issuance.

**Conclusion:** Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the approval criterion.

## Section 40.03.1.G

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

## FINDING:

The proposed townhome development provides safe, efficient, and direct vehicular and pedestrian connections to surrounding circulation systems. Lots 142 through 155 have direct access to SW 176<sup>th</sup> Drive. Lots 127 through 141 provide direct pedestrian connections to SW 176<sup>th</sup> Drive. Lots 119 through 126 are accessed via private Tract M/SW Quartz Place and a pedestrian connection from SW 176<sup>th</sup> Avenue as well as within Tract N is provided for these units. The Committee finds that these connections, as approved with the Vineyard at Cooper Mountain PUD, are safe, efficient, and direct.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.



## Section 40.03.1.H

**Approval Criterion:** *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.*

### FINDING:

Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R reviewed the original Vineyard at Cooper Mountain PUD and had no comments at the time. The applicant provided a TVF&R permit (#2023-0035) showing the construction of the townhomes. As stated on the site plan approved by TVF&R, the units are proposed to be sprinklered since secondary access to the townhomes is not available yet.

Therefore, the Committee finds that the site can be designed in accordance with City codes and standards and provides adequate fire protection.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.

## Section 40.03.1.I

**Approval Criterion:** *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.*

### FINDING:

The subject proposal does not include modifications to streets or public facilities that were approved with the PUD. Therefore, structures and public facilities serving the development site have been designed in accordance with adopted City codes and standards except where design modifications or exceptions have been previously approved. All public facilities that will serve this development previously obtained Site Development Permit approval and have been constructed. The Committee finds that the previous review of the construction documents for the Site Development Permit and the forthcoming Building Permit reviews in addition to the subsequent inspection phases will ensure protection from hazardous conditions due to inadequate, substandard, or ill-designed development.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.

## Section 40.03.1.J

**Approval Criterion:** *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.*

**FINDING:**

The applicant states that as proposed, grading will remain consistent with the approved preliminary plans. The applicant further states that the buildings are designed to minimize grading, with the units stepping down along the street in harmony with the topography and street grades. In addition to site grading, water quantity, quality, and hydromodification were addressed as part of the site development permit review for SD2018-0024. The applicant explains that stormwater will be collected from the site and diverted to the regional stormwater facility in the south of the site. The Committee finds that a Site Development permit has been issued for this site and this Design Review Two application does not propose changes to the previously approved grading and stormwater approach. Because of this, the Committee finds that the subject proposal will not have adverse effects on neighboring properties, public right-of-way, surface drainage, water storage facilities, or the public storm drainage system.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.

**Section 40.03.1.K**

**Approval Criterion:** *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.*

**FINDING:**

The applicant states that at completion, the on-site vehicular and pedestrian circulation systems will be connected to the surrounding circulation systems and residences in a safe, efficient and direct manner, and in accordance with ADA requirements. The applicant highlights the use of rear loaded dwellings which provide for uninterrupted sidewalks within the development along SW 176<sup>th</sup> Drive. Staff concurs and finds that the previously approved Site Development Permit and the Building Permit reviews following land use approval will ensure that all applicable accessibility standards of the International Building Code, Fire Code, and other ADA standards will be met by the development. The Committee finds that the review of the proposed plans at the Building Permit stage is sufficient to guarantee compliance with accessibility standards.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.

## Section 40.03.1.L

**Approval Criterion:** *The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.*

### FINDING:

The applicant submitted the Design Review Two application on March 13, 2023, and the application was deemed complete on May 8, 2023.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criterion.

# Code Conformance Analysis

## Chapter 20 Use and Site Development Requirements

### Residential Urban Medium Density District (R2) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 20.10.20</b>			
Attached Residential Dwellings	Permitted	The applicant proposes to construct 37 townhome units divided amongst 9 buildings.	<b>YES</b>
<b>Development Code Section 20.10.15</b>			
Land Area	Minimum: 2,000 square feet Maximum: None	Townhome lots range from 1,347 to 3,317 were approved with the PUD, which allows for the modification of base zone standards.	<b>YES</b>
Residential Density	The Vineyard at Cooper Mountain PUD established the following density requirements for parcels developed in the R2 zoning district:  Minimum total units: 59 Maximum total units: 180  Units approved in the R2 zoning district: 65	37 units are included in this proposal, as approved with the PUD (providing a portion of the 65 approved units)	<b>YES</b>
Minimum Lot Dimensions	Width: 14 Depth: None	Width: Ranges between 20 and 26 feet Depth: Approximately 108 feet	<b>YES</b>

<p>Yard Setbacks</p>	<p>Parent parcels of the Scholls Heights at South Cooper Mountain PUD must meet the minimum yard setbacks of the underlying zone district.</p> <p>This site is zoned R2 and butts the eastern portion of site abut SW 175<sup>th</sup> Avenue.</p> <p>The original PUD approval identified the SW 175<sup>th</sup> frontage as the “front” therefore the front setback from SW 175<sup>th</sup> is 10 feet.</p> <p>Interior Setback Requirements per PUD Approval:  Front Minimum: 8 feet  Sides: 0/3/8 feet  Rear: 12 feet  Front Garage: 20  Rear Garage: 4/20</p>	<p>Parent Parcel Side (east): 23 feet</p> <p>Front (west): 18 feet  Front (garage): 20 feet  Side (north/south): 0 feet (attached units) and 3.5 feet (end units)  Rear (east): Approximately 23 feet</p> <p>The lots on which the proposed townhomes are located, are setback further than 25 feet from SW 175<sup>th</sup> and are separated from the right-of-way by Tract O, an open space tract.</p> <p><u>Proposed Setbacks:</u></p> <p><b>Building 1:</b>  Front: 22 feet  South Side: 3 feet  North Side: 3 feet  Rear: 13.5 feet  Front Garage: N/A  Rear Garage: 19.25 feet</p> <p><b>Building 2:</b>  Front: 22 feet  South Side: 3 feet  North Side: 3 feet  Rear: 13.5 feet  Front Garage: N/A  Rear Garage: 19.25 feet</p> <p><b>Building 3:</b>  Front: 27 feet  South Side: 3 feet  North Side: 11 feet  Rear: 12.75 feet  Front Garage: N/A  Rear Garage: 19.25 feet</p> <p><b>Building 4:</b>  Front: 27 feet  South Side: 3</p>	<p>YES</p>
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		<p>North Side: 3 Rear:14 feet Front Garage: N/A Rear Garage: 19.25 feet</p> <p><b>Building 5:</b> Front: 23 feet North Side: 3 feet South Side: 7.91 feet Rear:12.42 feet Front Garage: N/A Rear Garage: 23.08 feet</p> <p><b>Building 6:</b> Front: 23 feet South Side: 13 feet North Side: 8 feet Rear:12 feet Front Garage: N/A Rear Garage: 23.08 feet</p> <p><b>Building 7:</b> Front: 16.66 feet South Side: 16.66 feet North Side: 3 feet Rear: 23 feet Front Garage: 19.50 feet Rear Garage: N/A</p> <p><b>Building 8:</b> Front:16.66 feet South Side:3 feet North Side: 3 feet Rear: 23 feet Front Garage: 19.50 feet Rear Garage: N/A</p> <p><b>Building 9:</b> Front:16.66 South Side: 3 feet North Side: 3 feet Rear: 23 feet Front Garage: 19.50 Rear Garage: N/A</p>	
Maximum Building Height	The applicant requested and was approved for a maximum height of 52 feet in the R2 zone with The Vineyard PUD.	The elevations provided show a maximum building height of approximately 41.25 feet from grade plane.	<b>YES</b>

## Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant has submitted a Design Review Two application.	<b>See DR Findings</b>
<b>Development Code Section 60.07</b>			
Drive-Up Window Facilities	Requirements for drive-up, drive-through, and drive-in facilities.	No drive-up window facilities are proposed.	<b>N/A</b>
<b>Development Code Section 60.10</b>			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	There is no floodplain, floodway, or floodway fringe located on the subject property.	<b>N/A</b>
<b>Development Code Section 60.11</b>			
Food Cart Pod Regulations	Requirements for food carts and food cart pods.	No food cart pods are proposed.	<b>N/A</b>
<b>Development Code Section 60.12</b>			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits are requested.	<b>N/A</b>
<b>Development Code Section 60.15</b>			
Land Division Standards	On-site contouring within 25 feet of a property line within	Conformance with these standards was reviewed at the time of PUD	<b>YES</b>

or abutting any residentially zoned property.

approval. This development does not propose changes to property lines or grading.

**Development Code Section 60.20**

Mobile and  
Manufactured Home  
Regulations

Requirements for the  
placement of mobile and  
manufactured homes.

No mobile or manufactured homes  
are proposed.

**N/A**

**Development Code Section 60.25**

Off-Street Loading  
Requirements

Minimum: None

No loading space is proposed.

**N/A**



CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.30</b>			
Off-Street Motor Vehicle Parking	<p>Minimum 1.5 spaces per two-bedroom units</p> <p>11 units (2 bedroom) x 1.5 = 16.5</p> <p>Minimum: 1.75 spaces per three-bedroom or more attached dwelling unit</p> <p>26 units (3 bedroom) x 1.75 = 45.5</p> <p><u>Total minimum required:</u> 62</p> <p>Maximum: 2.0 spaces per two-bedroom or more attached dwelling unit = 22</p> <p>Maximum: 2.0 spaces per three-bedroom or more attached dwelling unit = 52</p> <p><u>Total maximum:</u> 74</p>	<p>19 units x 2 spaces (1 garage + 1 driveway) = 38 spaces</p> <p>18 units x 2 spaces (1 garage + 1 driveway) = 36 spaces</p> <p><u>Total provided spaces</u> = 74 (38 + 36)</p>	<b>YES</b>
Required Bicycle Parking	<p>Short-term: Not Required</p> <p>Long-term: Not Required</p>	<p>Short-term: None</p> <p>Long-term: None</p>	<b>N/A</b>
<b>Development Code Section 60.33</b>			
Park and Recreation Facilities and Service Provision	Requirements for annexing property to THPRD.	The site is already within THPRD's boundaries.	<b>N/A</b>

**Development Code Section 60.35**

Planned Unit Development	Development and design principles for Planned Unit Developments.	The subject site is part of the approved Scholls Heights at South Cooper Mountain PUD. The proposal meets the PUD conditions of approval and modified zoning standards. No changes are proposed to approved PUD open space. Refer to the Facilities Review Committee findings herein.	<b>YES</b>
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**Development Code Section 60.40**

Sign Regulations	Requirements for signs.	All signs will be reviewed under a separate sign permit and are not reviewed with this proposal.	<b>N/A</b>
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**Development Code Section 60.45**

Solar Access Protection	Solar access requirements for subdivisions and single-family homes.	No subdivisions or single-detached homes are proposed.	<b>N/A</b>
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**Development Code Section 60.50**

Accessory Uses and Structures	Requirements for accessory uses and structure.	Accessory structures are not proposed.	<b>N/A</b>
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**Development Code Section 60.55**

Transportation Facilities	Requirements pertaining to the construction or reconstruction of transportation facilities	Refer to the Facilities Review Committee findings herein.	<b>YES</b>
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CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.60</b>			
Trees and Vegetation	Regulations pertaining to tree removal and preservation.	Tree removal and mitigation was addressed through the PUD. The proposal does not modify the previous approvals.	<b>N/A</b>
<b>Development Code Section 60.65</b>			
Utility Undergrounding	Requirements for placing overhead utilities underground.	The development does not propose to modify utility infrastructure that was approved with the Vineyard at Cooper Mountain PUD. All new and affected utilities will be placed underground.	<b>YES</b>
<b>Development Code Section 60.67</b>			
Significant Natural Resources	Regulations pertaining to wetlands and riparian corridors.	The subject site does not contain any significant natural resources.	<b>N/A</b>
<b>Development Code Section 60.70</b>			
Wireless Communication Facilities	Regulations pertaining to wireless facilities.	No wireless communication facilities are proposed.	<b>N/A</b>

# Attachment B: DESIGN REVIEW TWO DR2023-0031

## ANALYSIS AND FINDINGS FOR DESIGN REVIEW TWO

**Decision:** Based on the facts and findings presented below, staff recommends **APPROVAL** of **DR2023-0031**, subject to the conditions identified in Attachment C.

### Section 40.03.1 Facilities Review Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B, and all the following criteria have been met:

#### Facilities Review Approval Criteria Section 40.03.1.A-L

##### FINDING:

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets all applicable criteria.

**Conclusion:** Therefore, the Committee finds that the proposal meets the approval criteria.

### Section 40.20.05 Purpose:

The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary, and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by ensuring the proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development. The purpose of Design Review as summarized in this Section is carried out by the approval criteria listed herein.

### Section 40.20.15.2.C Approval Criteria

In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

#### Section 40.20.15.2.C.1

**Approval Criteria:** The proposal satisfies the threshold requirements for a Design Review Two application.

## FINDING:

This proposal is subject to the development code that was in effect at the time of Vineyard at Cooper Mountain PUD (CU2018-0014 et al.) application submittal on June 13, 2018. The applicant proposes to construct 37 townhomes (attached residential dwellings) within a residential zone. At the time of the original PUD approval the site was given the R2 zoning designation. The site is now zoned RMA. Both the R2 and RMA zones allow attached dwellings which satisfies the following threshold for a Design Review Two (ORD 2050, 4/27/2018):

3. *New construction of attached residential dwellings excluding duplexes, in any zone where attached dwellings are a permitted or conditional use*

**Conclusion:** Therefore, staff finds that the proposal meets the criterion.

## Section 40.20.15.2.C.2

**Approval Criteria:** All City application fees related to the application under consideration by the decision making authority have been submitted.

## FINDING:

The applicant has paid the required fee related to the Design Review Two application.

**Conclusion:** Therefore, staff finds that the proposal meets the criterion.

## Section 40.20.15.2.C.3

**Approval Criteria:** The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.

## FINDING:

Pursuant to Section 50.25.1, the application package includes all the necessary submittal requirements.

**Conclusion:** Therefore, staff finds that the proposal meets the criterion.

## Section 40.20.15.2.C.4

**Approval Criteria:** The proposal is consistent with all applicable provisions of Sections 60.05.15. through 60.05.30. (Design Standards).

## FINDING:

Staff cites the findings in the Design Review Standard Analysis chart in this report which evaluates the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). The chart provides a summary response to the Design Review standards determined to be applicable to the subject case. The applicant's plans and materials show that by meeting the conditions of approval, the project is in conformance with these standards.

**Conclusion:** Therefore, staff finds that, by meeting the conditions of approval, the proposal meets the criterion.

## Section 40.20.15.2.C.5

**Approval Criteria:** For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the proposed additions or modifications are moving towards compliance with specific Design Standards if any of the following conditions exist:

- a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable standard; or
- b. The location of existing structural improvements prevent the full implementation of the applicable standard; or
- c. The location of the existing structure to be modified is more than 300 feet from a public street.

If the above listed conditions are found to exist and it is not feasible to locate a proposed addition in such a way that the addition abuts a street, then all applicable design standards except the following must be met:

- d. If in a Multiple Use District, building location, entrances and orientation along streets, and parking lot limitations along streets (Standards 60.05.15.6 and 60.05.20.8)
- e. If in a Multiple Use or Commercial District, ground floor elevation window requirements (Standard 60.05.15.8).

## FINDING:

The proposed project is not an addition to or a modification of an existing development. Rather, the applicant proposes the construction of new townhomes on a site that has received previous approvals, including a PUD approval and Subdivision approval.

**Conclusion:** Therefore, staff finds that this criterion is not applicable.

## **Section 40.20.15.2.C.6**

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

### **FINDING:**

There are no other applications associated with this Design Review Two request. No additional applications or documents are needed related to this request.

**Conclusion:** Therefore, staff finds that the approval criterion is not applicable.

## Section 60.05 Design Standards

### Section 60.05.15 Building Design and Orientation Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Building Design and Orientation</b>		
<p><b>60.05.15.1.A</b> Max length of attached residential buildings is 200 feet</p>	<p>Building 1: 76 feet Building 2: 76 feet Building 3: 59 feet Building 4: 76 feet Building 5: 76 feet Building 6: 76 feet Building 7: 110 feet Building 8: 110 feet Building 9: 90 feet</p>	<p><b>YES</b></p>
Street-facing elevations and elevations containing a primary entrance:		
<p><b>60.05.15.1.B.1</b> Buildings visible from and within 200 feet on an adjacent street...the street-facing elevation(s) and the elevation(s) containing a primary building entrance. 30%</p>	<p><u>Building 1</u> -West (primary entrance): The applicant's plans show that more than 30% of the western elevation is architecturally treated with use of windows and off-set walls.</p> <p><u>Building 2:</u> -West (primary entrance): The applicant's plans show that more than 30% of the western elevation is architecturally treated with use of windows and off-set walls.</p> <p><u>Building 3:</u> -East (primary entrance &amp; street facing): The applicant's plans show that the eastern facing elevation of Building 3 provides a variety of architectural features, including windows, off-set walls, materials changes and canopies over windows and entrances, which result in more than 30% of the elevation.</p> <p><u>Building 4:</u> -East (primary entrance &amp; street facing): The applicant's plan show that more than 30% of the eastern facing elevation is architecturally treated with windows, off-set</p>	<p><b>YES</b></p>



DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
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walls and changes in material types.

Building 5:

-East (primary entrance & street facing):  
The applicant's plans show that more than 30% of the eastern elevation is architecturally treated with windows and off-set walls.

Building 6:

-East (primary entrance & street facing):  
The applicant's plans show that the east elevation containing the primary entrance and facing the street, is architecturally treated with windows, off-set walls and changed in material types which constitute more than 30% of the elevation.  
-South (street facing): The applicant's plans show that a minimum of 30% articulation is provided on the southern elevation. Architectural features include windows, off-set walls, changes in siding materials and a balcony.

Building 7:

-West (primary entrance & street facing):  
The eastern elevation contains windows, garage doors, changes in material types and off-set walls which provide more than 30% articulation.  
-South (street facing): The applicant's plans show the required 30% articulation is provided through the use of windows, off-set walls, covered balcony and changes in materials.

Building 8:

-West (primary entrance & street facing):  
Off-set walls, windows, changes in materials, doors, garage doors and canopies provide more than 30% articulation on the western elevation.

Building 9:

-West (primary entrance & street facing):

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	Minimum articulation is achieved through the inclusion of windows, doors, off-set walls, and garage doors.	
<b>60.05.15.1.C.1</b> Maximum 40' spacing between permanent architectural features.	The horizontal spacing between permanent architectural features is less than 40 feet, as reflected in the submitted architecture plans.	<b>YES</b>
<b>60.05.15.1.D</b> Undifferentiated blank walls over 150sf facing a street, common green, or shared court	The largest undifferentiated blank wall facing a street measures 141 square feet.	<b>YES</b>
<b>Roof Forms</b>		
<b>60.05.15.2.A-E</b> Roof Forms	All nine proposed townhome buildings have sloped, multi-pitch roofs with the minimum 4:12 pitch. However, the applicant's Roof Plan for Building 2 show that the eaves project only 8.9 inches from the rear (east facing) elevation. The Roof Plan for Building 4 shows that the eaves project only 8.9 inches from the rear (west facing) elevation. Therefore, staff recommend a condition of approval requiring the applicant to submit revised plans for Buildings 2 and 4, demonstrating compliance with Section 60.05.15.2.B.	<b>YES, w/COA</b>
<b>Primary Building Entrances</b>		
<b>60.05.15.3</b> Primary Entrances Weather protection shall be at least six (6) feet wide and four (4) feet deep.	All primary entrances include weather protection which is at least 6 feet and at least 4 feet deep.	<b>YES</b>
<b>Exterior Building Materials</b>		
<b>60.05.15.4.A</b> Residential Buildings	The request proposes an attached residential use in a Residential zone. Therefore, 75% of each elevation visible from a street and those that contain a primary building entrance must be double wall construction. The applicant states that all walls are double wall construction.	<b>YES</b>

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD</b>
<b>60.05.15.4.B</b> 30% untreated elevations	The request is not for a Conditional Use in a Residential zone.	<b>N/A</b>
<b>60.05.15.4.C</b> Foundations	The request is not for a Conditional Use in a Residential zone.	<b>N/A</b>
<b>Roof-Mounted Equipment</b>		
<b>60.05.15.5.A-C</b> Equipment screening	Roof-mounted equipment is not proposed.	<b>N/A</b>
<b>Building Location and Orientation along Streets in MU and Com. Zones</b>		
<b>60.05.15.6.A-F</b> Street frontage Multiple Use Zones	The proposed development is in a Residential zone.	<b>N/A</b>
<b>Building Scale along Major Pedestrian Routes</b>		
<b>60.05.15.7.A-C</b> 22' Height Minimum 60' Height Maximum	The site is not located on a Major Pedestrian Route (MPR).	<b>N/A</b>
<b>Ground Floor Elevation on Commercial and Multiple Use Buildings</b>		
<b>60.05.15.8.A-B</b> Glazing and Weather Protection	The proposed development is for an attached residential use.	<b>N/A</b>
<b>Compact Detached Housing Design</b>		
<b>60.05.15.9.A-K</b>	Compact Detached Housing is not proposed.	<b>N/A</b>

**Section 60.05.20 Circulation and Parking Design**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Connections to the public street system</b>		
<p><b>60.05.20.1</b> Connect on-site circulation to existing and planned street system</p>	<p>The proposed townhomes are located north of the future SW Barrows Road extension which will connect to the future right of way of SW 176th Drive. Lots numbered 142 through 155 will have direct pedestrian and vehicular connections to SW 176th. Lots numbered 127 through 141 are shown to be oriented toward SW 176th and provide a direct pedestrian connection to SW 176th Avenue. Lots 119 through 126 are shown to have vehicular access via private Tract M/SW Quartz Place which connects to SW 176th Drive at two locations. The applicant's plans show a pedestrian connection from SW 176th Drive to lots 119 through 126 is provided by a walkway along the site's northern boundary and by a path in Tract N.</p>	<b>YES</b>
<b>Loading Areas, solid waste facilities and similar improvements</b>		
<p><b>60.05.20.2.A-E</b> Service and Loading Area Screening Requirements</p>	<p>The applicant states that no on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, are proposed or anticipated with this development and that any required transformer or utility vaults will be installed per jurisdictional requirements, and screened as appropriate.</p>	<b>N/A</b>
<b>Pedestrian Circulation</b>		
<p><b>60.05.20.3.A</b> Link to adjacent facilities</p>	<p>Planned pedestrian facilities were approved with the Vineyard at Cooper Mountain PUD (ZMA2018-0005/CU2018-0014/LD2018-0025/LD2018-0026/PLA2018-0002/SDM2018-0004/TP2018-0007). The applicant's plans show that the proposed townhomes will connect to the previously approved public sidewalks and common walkways.</p>	<b>YES</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>60.05.20.3.B</b> Direct walkway connection	The applicant's plans show a reasonably direct walkway connection is provided between the primary entrances of the townhomes to the public and private streets.	<b>YES</b>
<b>60.05.20.3.C</b> Walkways every 300'	Townhome Buildings 3 through 9 have frontages along SW 176 <sup>th</sup> Drive which exceed 300 lineal feet. The applicant's plans show lots 127 through 141 include a walkway from the primary entrance to the abutting street. Lots 142 through 155 show driveways that connect directly to the street and are connected to the primary entrance.	<b>YES</b>
<b>60.05.20.3.D</b> Physical separation	There are no pedestrian connections that cross parking lots.	<b>N/A</b>
<b>60.05.20.3.E</b> Distinct paving	No pedestrian connections are proposed across drive aisles.	<b>N/A</b>
<b>60.05.20.3.F</b> 5' minimum width	Staff notes internal walkways within the individual lots must have a minimum width of 5 feet (Section 60.05.20.3.F) however, the applicant's plans show that these walkways are only 4 feet wide, therefore, the Committee recommend a condition of approval that the applicant submit revised plans, prior to Building Permit issuance, demonstrating compliance with Section 60.05.20.3.F.	<b>YES, w/COA</b>
<b>Street Frontages and Parking Areas</b>		
<b>60.05.20.4.A.1-2</b> Street frontages and parking areas	Surface parking abutting a public street is not proposed.	<b>N/A</b>
<b>Parking and Landscaping</b>		
<b>60.05.20.5.A-D</b> Parking area landscaping requirements	Parking areas are not proposed. Private driveways and garages provide parking for individual townhome units.	<b>N/A</b>
<b>Off-Street Parking Frontages in Multiple-Use Districts</b>		
<b>60.05.20.6.A-C</b> Off-Street Parking Area Frontage Requirements	The site is not located in Multiple-Use District.	<b>N/A</b>
<b>Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts</b>		

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>60.05.20.7.A-C</b> Required sidewalk and internal pathway widths	The site is in a Residential zone.	N/A
<b>Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts</b>		
<b>60.05.20.8.A-B</b> Drive aisles to be designed as public streets, if applicable	The proposal does not include drive aisles or private streets. The site contains a private street and public street which were previously reviewed and approved with The Vineyard at Cooper Mountain PUD.	N/A
<b>Ground Floor uses in parking structures</b>		
<b>60.05.20.9.A</b> Parking Structures	No parking structures are proposed.	N/A

**Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Minimum Landscaping</b>		
<p><b>60.05.25.3</b> Minimum landscaping for development of eight or more attached housing units</p>	<p>The site was a part of a Planned Unit Development, so the original approval was subject to PUD open space requirements of BDC 60.35.15 which supersede the Design Standards of this subsection. The proposed landscaping changes do not modify the site’s compliance with approved PUD open space.</p>	<b>N/A</b>
<p><b>60.05.25.4.A</b> Front yard landscaping</p>	<p>All front yard areas that are not occupied by structures, walkways, or driveways are landscaped with shrubs, grasses, and trees.</p>	<b>YES</b>
<p><b>60.05.25.4.B</b> Landscaping materials</p>	<p>The applicant’s plans show all required front yard areas include live plant materials. Bare rock or gravel is not proposed.</p>	<b>YES</b>
<p><b>60.05.25.4.C</b> Vehicular circulation areas</p>	<p>The site was a part of a Planned Unit Development, therefore the original approval was subject to PUD open space requirements of BDC 60.35.15. The proposed landscaping changes do not modify the site’s compliance with approved PUD open space.</p>	<b>N/A</b>
<p><b>60.05.25.4.D</b> Landscaping along foundations</p>	<p>All street-facing building elevations shall have landscaping along their foundation. The following elevations face a street:  <u>Building 3, 4, &amp; 5:</u> Eastern elevations. The applicant’s plans show that the street facing foundation of Building 3 is 56 lineal feet, requiring 19 evergreen shrubs. The applicant’s plans show 21 evergreen shrubs, reaching a minimum mature height of 24 inches, are provided along the street-facing foundation. The applicant states Building 4’s street facing elevation foundation is 87 lineal feet, requiring 29 evergreen shrubs. The applicant’s plans show 30 evergreen shrubs are provided. The applicant states Building 5’s eastern elevation has 87 lineal feet of street facing foundation area, requiring 29 evergreen shrubs. The applicant’s plans show 30 evergreen shrubs, reaching a mature height</p>	<b>YES, w/COA</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	<p>of at least 24 inches, are proposed along the eastern elevation.</p> <p><u>Building 6:</u> Eastern and southern elevations. The applicant's plans show Building 6's eastern facing foundation is 72 lineal feet, requiring 24 evergreen shrubs, however, the applicant's plans only show 20 evergreen shrubs are provided along the eastern elevation. Furthermore, the southern elevation of Building 6 also faces the street (SW Barrows Road) therefore foundation landscaping must also be provided along this foundation. The applicant's plans do not show any shrubs or trees are proposed along this foundation therefore, staff recommend a condition of approval that the applicant submit revised landscaping plans, prior to Building permit issuance, demonstrating compliance with Section 60.05.24.4.D.</p> <p><u>Building 7:</u> Western and southern. The applicant states Building 7's western elevation is 47 lineal feet, requiring 16 evergreen shrubs, the applicant's plans show 23 evergreen shrubs, having a minimum mature height of 24 inches, are provided. However, Building 7's southern elevation also faces SW Barrows Road, therefore foundation landscaping must be provided along the southern elevation as well. Therefore, staff recommend a condition of approval that the applicant submit revised landscaping plans, prior to Building permit issuance, demonstrating compliance with Section 60.05.24.4.D.</p> <p><u>Building 8 &amp; 9:</u> Western. The applicant's plans show Building 8's western elevation has 47 lineal feet of unobstructed foundation, requiring 16 evergreen shrubs. The applicant's plans show 24 shrubs, having a minimum mature height of 24 inches, are provided. The applicant's plans show Building 9's street facing elevation has 32.5 lineal feet of unobstructed foundation, requiring 11 evergreen shrubs. The applicant's plan show 24 evergreen</p>	



DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	shrubs, having a minimum mature height of 24 inches, are provided along this foundation area.	
<b>60.05.25.4.E</b> Landscape planting requirements	The site was a part of a Planned Unit Development, therefore the original approval was subject to PUD open space requirements of BDC 60.35.15. The proposed landscaping changes do not modify the site's compliance with approved PUD open space.	<b>N/A</b>
<b>60.05.25.4.F</b> Pedestrian plazas	No pedestrian plazas are proposed.	<b>N/A</b>
<b>Retaining Walls</b>		
<b>60.05.25.8</b> Retaining Walls	No retaining walls are proposed.	<b>N/A</b>
<b>Fences and Walls</b>		
<b>60.05.25.9.A-E</b> Fencing and Wall Requirements	The applicant proposes fencing along the side and rear property lines of Lots 142 through 155. The applicant's plans show that the cedar fence will be approximately 6 feet in height.	<b>YES</b>
<b>Minimize Significant Changes to Existing On-Site Surface Contours At Residential Property Lines</b>		
<b>60.05.25.10.A-C</b> Minimize grade changes	Grading was evaluated with the Vineyard at Cooper Mountain PUD (ZMA2018-0005 / CU2018-0014 / LD2018-0025 / LD2018-0026 / PLA2018-0002 / SDM2018-0004 / TP2018-0007). The applicant does not propose to modify the previously reviewed and approved grading plans.	<b>N/A</b>
<b>Integrate water quality, quantity, or both facilities</b>		
<b>60.05.25.11</b> Location of non-vaulted facilities	This request does not propose changes to water quality or quantity facilities from the original approval.	<b>N/A</b>
<b>Natural Areas</b>		

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<p><b>60.05.25.12</b> Natural Areas.</p>	<p>Natural areas on and near the site were addressed as part of the Vineyard at Cooper Mountain PUD. The applicant states that no natural areas are impacted with this Design Review application, as confirmed through the included letter from CWS staff dated 03/10/2023.</p>	<p>N/A</p>
<b>Landscape Buffering Requirements</b>		
<p><b>60.05.25.13</b> Landscape buffering between contrasting zoning districts</p>	<p>Landscape buffer are not required where the townhomes abut property with the same zoning designation. The townhomes abut the same zone to the north, east, west and south, with the exception of lot 86 which is located across the street from the R-4 zoning district, however, no landscape buffer is required between the R-2 and R-4 districts.</p>	<p>N/A</p>

**Section 60.05.30 Lighting Design Standards**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Adequate on-site lighting and minimize glare on adjoining properties</b>		

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<p><b>60.05.30.1.A</b> Lighting complies with the City's Technical Lighting Standards</p>	<p>The City's Technical Lighting Standards require a minimum 0.7 foot-candle illumination level of roadways, access drives, parking lots, vehicle maneuvering areas, pathways and sidewalks of all new developments and building entrances. The Standards also state that lighting levels at property lines not abutting the ROW may not exceed 0.5 foot-candles. The applicant's plans omit lighting data for a pedestrian path located along the site's northern boundary and for the walkway within Tract N which connects the primary entrances of Building 1 and 2 to the greater pedestrian circulation system and to SW 176th Drive. Furthermore, the applicant's proposed lighting for walkways within individual lots is shown to exceed that maximum lighting level permitted at property lines which is 0.5 foot candles. Therefore, staff recommend a condition of approval that the applicant submit a lighting plan, which shows that all proposed pedestrian and vehicular circulation areas within the development site demonstrate compliance with Section 60.05.30 and Table 60.05-1 Technical Lighting Standards, prior to building permit issuance.</p>	<p><b>YES w/ COA</b></p>
<p><b>60.05.30.1.B</b> Lighting provided for vehicle and pedestrian circulation</p>	<p>The applicant's plans omit lighting data for a pedestrian path located along the site's northern boundary and for the walkway within Tract N which connects the primary entrances of Building 1 and 2 to the greater pedestrian circulation system and to SW 176th Drive. Furthermore, the applicant's proposed lighting for walkways within individual lots is shown to exceed that maximum lighting level permitted at property lines which is 0.5 foot candles. Therefore, staff recommend a condition of approval that the applicant submit a lighting plan, which shows that all proposed pedestrian and vehicular circulation areas within the development site demonstrate compliance with Section 60.05.30 and</p>	<p><b>YES w/ COA</b></p>

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD</b>
	Table 60.05-1 Technical Lighting Standards, prior to building permit issuance.	
<b>60.05.30.1.C</b> Lighting of Ped Plazas	Pedestrian plazas are not proposed.	<b>N/A</b>
<b>60.05.30.1.D</b> Lighting of building entrances	The applicant's Photometric Plan shows adequate lighting at proposed building entrances.	<b>YES</b>
<b>60.05.30.1.E</b> Canopy lighting	Canopy lighting is not proposed.	<b>N/A</b>
<b>Pedestrian-scale on-site lighting</b>		
<b>60.05.30.2.A</b> Pole Mounted Luminaires	Pole-mounted luminaires are not proposed.	<b>N/A</b>
<b>60.05.30.2.B</b> Non-Pole Mounted Luminaries	Wall mounted lights are proposed at building entrances and near garage doors. The applicant submitted lighting cut sheets demonstrating that the proposed light fixtures meet the Technical Lighting Standards. The applicant also submitted elevation drawings detailing that proposed light fixture near garages will be mounted eight feet above grade where 20 feet is the maximum permitted mounting height in Residential zones. The light near primary entrances will be recessed into the porch ceiling.	<b>YES</b>
<b>60.05.30.2.C</b> Lighted Bollards	The proposed bollards are 39.3 inches.	<b>YES</b>

# Attachment C: CONDITIONS OF APPROVAL

**Application:** Vineyards at Cooper Mountain Estates

**Recommendation:** APPROVE DR2023-0031, subject to the conditions of approval herein

## Design Review Two (DR2023-0031)

### **A. Prior to Building Permit issuance, the applicant shall:**

1. Submit a lighting plan, which shows that all proposed pedestrian and vehicular circulation areas within the development site comply with Section 60.05.30 and Table 60.05-1 Technical Lighting Standards. The lighting plan shall show the whole site and include light fixture cut sheets. (Planning /ES)
2. Submit revised plans for Buildings 2 and 4, demonstrating compliance with Section 60.05.15.2.B Roof Forms. (Planning/ES)
3. Submit revised site plans showing all pedestrian connections have a minimum unobstructed width of 5 feet, in compliance with Section 60.05.20.3.F. (Planning/ES)
4. Submit revised landscaping plans providing adequate foundation landscaping in compliance with Section 60.05.24.4.D. (Planning/ES)

### **B. Prior to final inspection and final occupancy permit, the applicant shall:**

1. Ensure all site improvements including but not limited to landscaping and pathways are completed in accordance with plans marked "Exhibit A", except as modified by the decision-making authority in conditions of approval. (On file at City Hall). (Planning / ES)
2. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision-making authority in conditions of approval. (On file at City Hall). (Planning / ES)
3. Ensure construction of all buildings and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision-making authority in conditions of approval. (On file at City Hall). (Planning / ES)
4. Have recorded the final plat for the subdivision in County records and submitted a recorded copy to the City. (Planning/ES)