

EXHIBIT A

PROPOSED MODIFICATIONS TO ARTICLE XII. STONE CREEK MASTER PLANNED DEVELOPMENT

(Note: Language to be removed is strikethrough and language to be added is underlined.)

2.7.3000 Stone Creek Master Planned Development.

2.7.3010 Applicability.

The area regulated by the Stone Creek Master Plan is approximately 88 acres of land south of Reed Market Road and north of Brosterhous Road. It is bounded on the north by the Central Oregon Irrigation District main lateral, to the east by the American Lane Industrial area, to the south by Brosterhous Road and to the west by the ~~Aspen-Farmington~~ Reserve Master Planned Development area and other residential subdivisions. Conditions of approval pertaining to the timing of required public infrastructure improvements are contained in Ordinance NS-2223.

2.7.3020 Purpose.

The purpose of the Stone Creek Master Planned Development is to create a coordinated neighborhood with special development standards for the residential, commercial, recreational, and public institutional uses within the master plan area. The master plan development objectives are to:

- Provide a variety and mixture of housing types and densities with compatible architectural styles in a coordinated neighborhood.
- Identify and coordinate street and utility locations.
- Provide a site for the construction of a public elementary school.
- Designate neighborhood open space for construction and maintenance of a public park.
- Establish design standards for streets, sidewalks and building locations to create streetscapes that are safe and accessible for all modes.
- Provide an area for neighborhood commercial to reduce vehicle trips and create a mixed-use residential neighborhood.
- Create safe and convenient pedestrian and bicycle circulation and trail connections.

The plan promotes the development of a mixed-use neighborhood based on traditional planning principles with a network of connected streets, some narrower than required by Chapter 3.4, to help distribute local traffic evenly. A neighborhood park is provided to protect the ASI and provide community open space. Neighborhood commercial at the center of the neighborhood on Brentwood Avenue will reduce the use of automobiles while keeping the associated commercial traffic away from the residential areas.

2.7.3030 Permitted Uses.

All residential uses described in BDC 2.1.200 for the RM zone ~~shall be~~ are permitted in the residential areas of the Stone Creek Master Planned Development area. Uses as described in BDC 2.2.300 for the CC zone ~~shall be~~ are permitted in the commercial area. The public school and park are permitted uses in the areas shown on the Stone Creek Master Plan overlay map. [Ord. NS-2223, 2014]

2.7.3040 Development Standards.

The special standards of the Stone Creek Master Plan area ~~shall~~ supersede the standards of the underlying zone where they vary. Where no special standards are provided, the applicable

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standards of the underlying zone shall apply. An exception to BDC 2.1.300(H), Residential Compatibility Standards, was granted for the lots along the west boundary, south of the future extension of Rolen Avenue.

A. Setbacks Standards.

Table 2.7.3040 – Setbacks

Use	Front	Side	Rear
Single-Family Detached	10 feet, except garages shall <u>must</u> be 20 feet	5 feet	5 feet
Duplex/Triplex	10 feet, except garages shall <u>must</u> be 20 feet	5 feet	5 feet
Multifamily	10 feet, except garages shall <u>must</u> be 20 feet	5 feet	5 feet
Single-Family Attached (Townhomes)	5 feet, except garages shall <u>must</u> be 20 feet	0 feet	0 feet
Neighborhood Commercial	10 feet	5 feet, when abutting residential	0 feet
Other Conditional Uses per BDC 2.1.200	10 feet	0 feet	0 feet

B. Building Height. Building height requirements are based on the districts in Figure 2.7.3070.A use as follows:

1. Single-family Residential District, duplex and triplex dwellings: 35 feet.
2. Multifamily Residential District (~~more than three attached units~~): 45 feet.
3. School site: 45 feet.
4. Commercial District: 35 feet with additional 10 feet for residential above commercial.
5. Park and community amenities: 35 feet.

C. Building Mass and Scale. There is no minimum or maximum floor area ratio requirement. All single-family dwellings, duplexes and triplexes shall have a maximum lot coverage of 60 percent. Multifamily housing, commercial and public uses shall have no maximum lot coverage.

D. Lot Area and Dimensions.

1. Single-family detached and attached units shall must meet the lot area and dimension requirements for the RM zone contained in BDC Table 2.1.500.
2. The minimum lot area for duplex units is 4,000 square feet, and 5,500 square feet for triplex units. Both duplex and triplex units shall must have a minimum lot width of 30 feet and a minimum lot depth of 80 feet.
3. Two detached dwelling units are allowed on lots greater than 6,000 square feet.
4. There ~~are is~~ no minimum lot area, width, or depth requirements for the ~~m~~Multifamily Residential District housing, ~~e~~Commercial District, or ~~s~~School, or ~~p~~Park, or Rec Center sites.

~~E. Density. Density may be averaged across the residential districts; provided, that the overall density for the entire master plan development area meets the minimum density requirement of 555 dwelling units (60 percent of the maximum density), and does not exceed the maximum density of 925 dwelling units. [Ord. NS-2223, 2014]~~

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2.7.3050 Single –Family District.

Development within the Single-Family District is limited to detached or attached (townhome) single-family dwellings, duplexes, and triplexes, with no more than three dwelling units on a single lot.

2.7.30550 Multifamily District Development Areas.

Multifamily housing may be located on platted lots, as zero lot line products, or as units in a condominium or apartment development with shared use of common facilities such as driveways, parking areas, sidewalks, entryways, pedestrian access corridors, open space and lawn areas. Multifamily housing need not have frontage on a public road so long as permanent legal access established through a nonrevocable easement, with provisions for maintenance, is provided to each dwelling unit. [Ord. NS-2223, 2014]

2.7.3060 Neighborhood Park. Public/Community Use Districts.

There are three public or community use districts within the Stone Creek Master Planned Development, as shown in Figure 2.7.3070.A. One is designated for a A public neighborhood park, one for a community recreation facility, and the third is the site of the Silver Rail Elementary School. No other uses are permitted in these districts.

2.7.3065 Commercial District.

Uses allowed in the Commercial District are those listed in Table 2.2.300 for the CC zone.

2.7.3070 Housing Mix and Density.

The Stone Creek Master Planned area includes 87.7 acres of total land area. The north 48 acres is zoned RM. The RM zoned area was developed with Silver Rail Elementary School and the neighborhood park, leaving 30 developable acres of RM zoned land. The south half of the Plan Area is 39.5 acres, of which 1.65 acres is zoned CC and 0.65 were added to the neighborhood park, leaving 37.2 acres of developable RS land. The density averaged over the Master Plan Development area results in a minimum of 555 dwelling units, and maximum of 925 dwelling units.

The Master Plan area provides for a mix of housing types as two- and three-family housing as allowed in the Single Family District Zone, in compliance with Section 2.7.3040 (D), and incorporates attached single-family townhomes, and/or multifamily residential housing units in the Multifamily District and Commercial District.

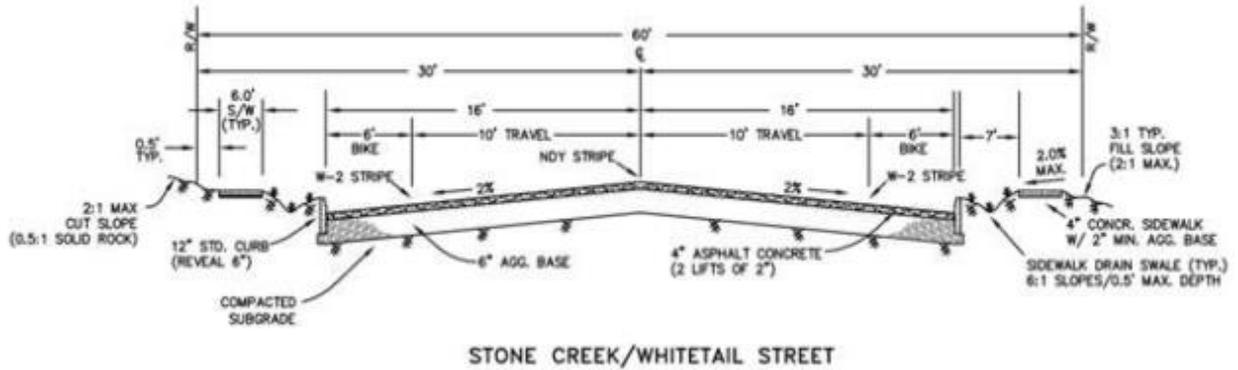
2.7.3075 Street and Pedestrian Standards.

Street and pedestrian standards ~~shall~~ must be consistent with the requirements of this code, except as set forth below:

A. Street Section 1 (Whitetail and Stone Creek Streets) – Neighborhood Collector. Street Section 1 will be used on the primary north-south streets that connect Brosterhouse Road to the south, Brentwood Avenue in the center of the site, and the multifamily area at the north edge of the site along the canal. These streets will consist of 60 feet of public right-of-way with 10-foot vehicle travel lanes, six-foot bike lanes, a seven-plus-foot landscape strip, and six-foot-wide sidewalks.

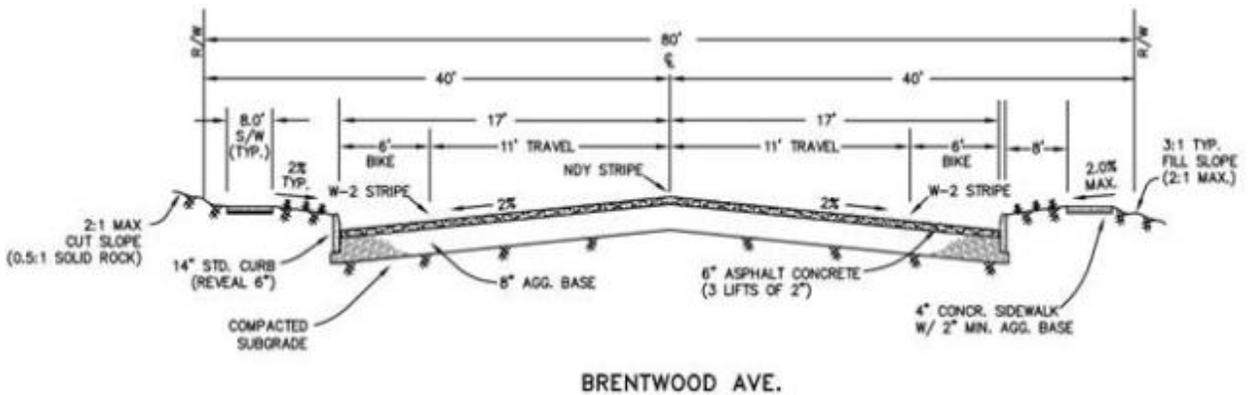
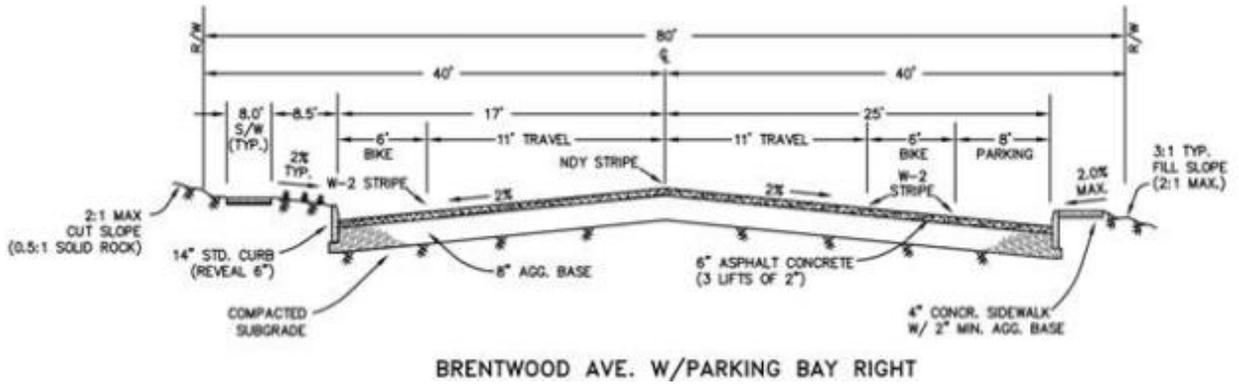
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Street Section 1 (Whitetail & Stone Creek)

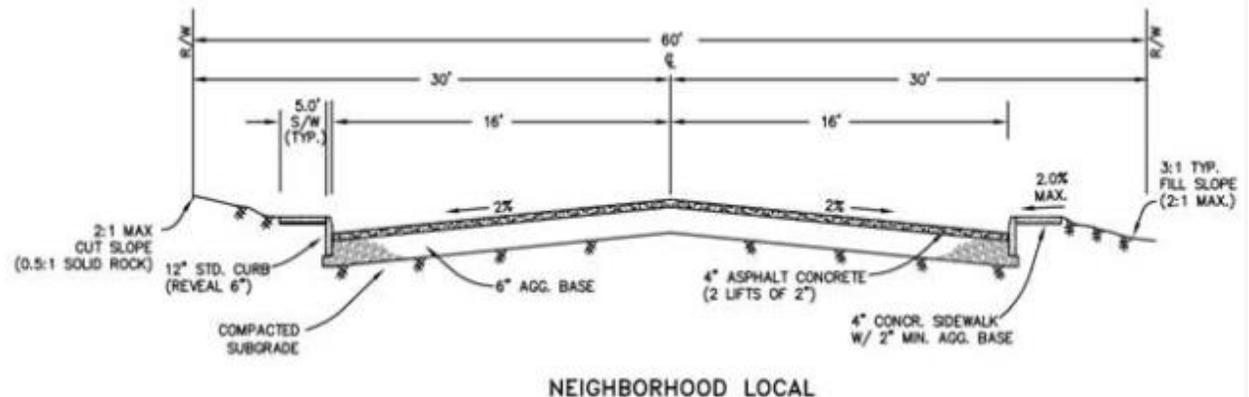


B. Street Section 2A/2B (Brentwood) – Collector. Brentwood Avenue, designated on the City's TSP as a major collector road, connects the residential neighborhood to the west and is expected to extend beyond the site to the industrial area to the east in the future. On the Stone Creek site, Brentwood will connect the park, elementary school, and north-south streets, and will have an 80-foot right-of-way for its entirety through the site. Two street sections will be used for Brentwood Avenue. Both Sections 2A and 2B will have 11-foot vehicle travel lanes, six-foot bike lanes, and eight-foot-wide sidewalks. Section 2A will have an eight-foot-wide parking strip for parallel parking. Section 2B will have wider landscape strips. Landscape strips between the curb and sidewalk will vary from 11 to 15 feet in width.

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C. Street Section 3 – Local Residential. The secondary east-west streets in the residential areas of the neighborhood will be standard, local residential streets consisting of 60 feet of public right-of-way with eight-foot vehicle travel lanes, eight-foot-wide on-street parking, a nine-foot-wide landscape strip, and five-foot-wide sidewalks.



D. Street Section 4 (Brosterhous Rd) – Collector. Brosterhous Road is an existing City collector street located along the southern boundary of the site. The portion of this street adjacent to the Stone Creek Master Plan area consists of 80 feet of public right-of-way which will be improved to current City collector street standards with 11-foot-wide vehicle travel lanes and a 12-foot-wide

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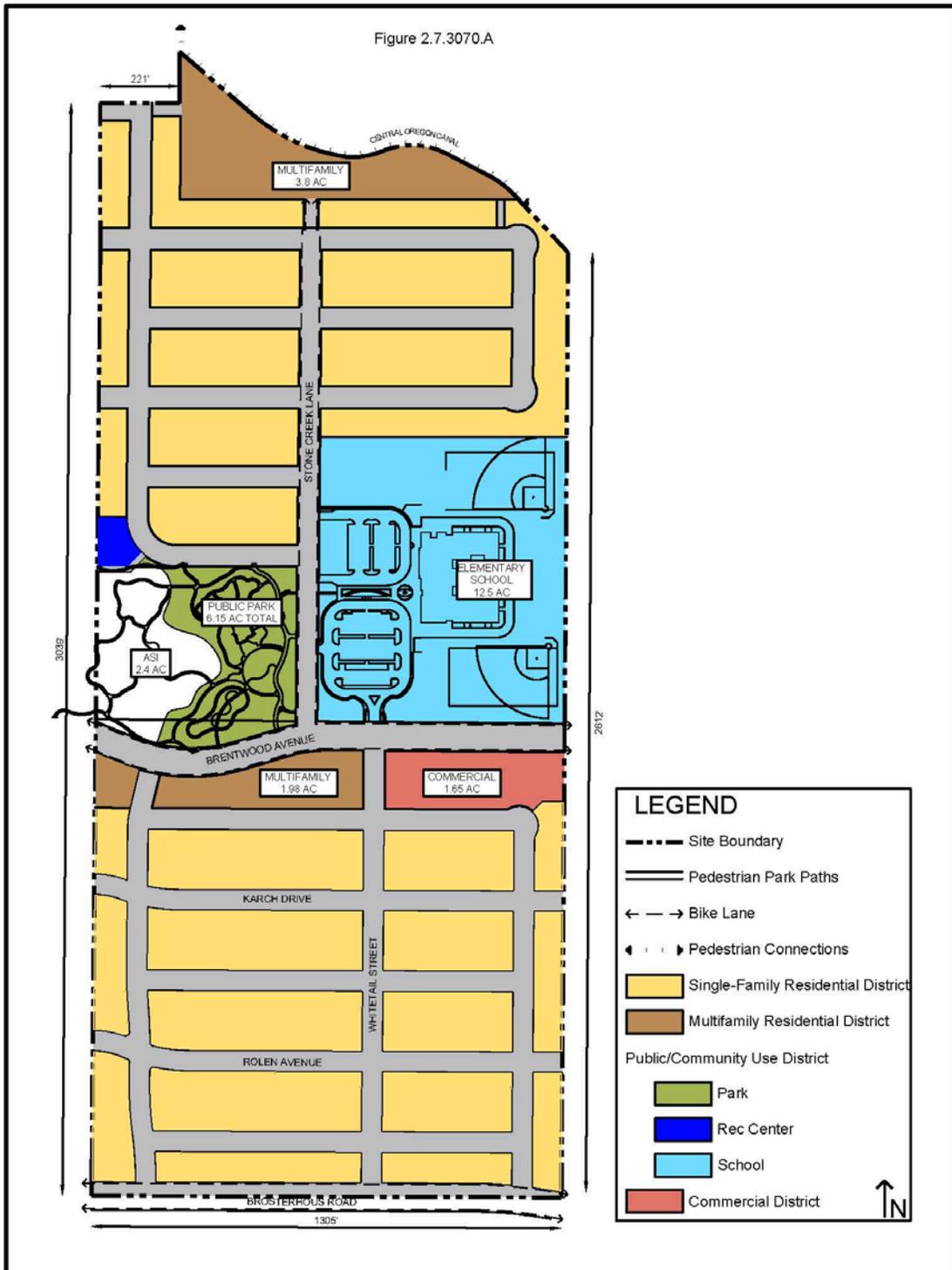
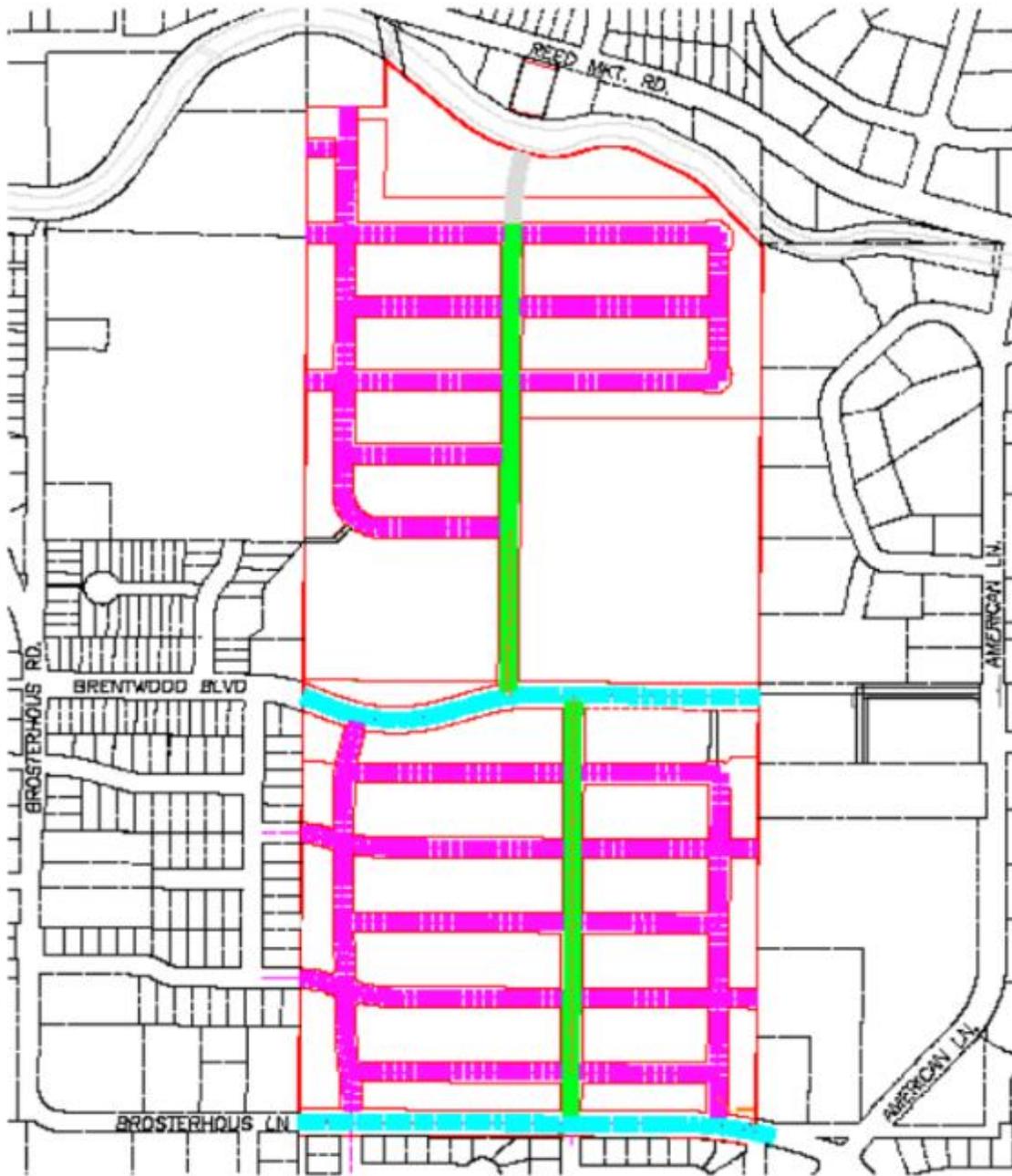


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Figure 2.7.3070.B



ROADWAY CLASSIFICATION KEY

-  COLLECTOR
-  NEIGHBORHOOD COLLECTOR
-  LOCAL
-  POTENTIAL CONNECTION IF CANAL IS PIPED

