

## 2.7.2000 - Juniper Ridge Overlay Zone – DRAFT CODE OUTLINE

### 2.7.2010 – Purpose

- NEED to revise
- **Proposed:** *“The purpose of the Juniper Ridge Overlay Zone is to promote economical, sustainable, and reasonable growth in Juniper Ridge by creating a unique overlay zone consisting of sub-districts that encourage employment based commercial and industrial uses per the 2016 Bend Comprehensive Plan.”*

### 2.7.2020 – Implementation (Map)

- Update map (see Right-of-Way map)
  - Delineates Arterial, Collector roads

### 2.7.2030 – Development Standards

- IL Zone Standards apply
  - Unless otherwise noted by “sub-district”/master plan
- Large Lot Industrial Platting Standards
  - Purpose:
    - Special land division review procedure to accommodate the unique needs of Juniper Ridge. This chapter allows applicants, to set only the basic pattern of streets and tracts during the Tentative Plan phase, and show that it is feasible to meet service, utility, and other requirements at Final Plat. Tract lot lines may be created at either the Tentative Plan phase of Final Plat phase. The Final Plat may be reviewed and recorded in several phases, as tract lot lines are drawn.
  - Application:
    - This chapter only applies to sites within the Juniper Ridge Overlay Zone that are more than 20 acres in size.
  - Review Procedures:
    - Review of Tentative Plans are processed through a Type II procedure.
    - Review of Final Plat are processed through a Type I procedure.
  - Approval Criteria:
    - Applicant must show that the proposal can meet the following standards and approval criteria at the time of Final Plat. These standards and criteria do not have to be met as part of the Tentative Plan, but the proposal must show that the standards and criteria can be met using the proposed configuration of tracts and the approaches included in the proposal:
      - Tract Lot Lines
      - Services and Utilities
      - Access and Easements
- Street Standards
  - Street Cross Sections
    - Currently in “Employment Sub-district”
    - May need refining
  - Intersection Spacing Standards
    - Arterial = 2,600 feet
    - Collector = 1,000 feet
- Site Design Guidelines
  - To be evaluated...
  - Pull elements from existing Design Guidelines to apply to entire 500-acre for consistency?
    - Fencing?

- Transportation Management Association
  - Currently in “Employment Sub-district”
  - Eliminate

### **2.7.2040 – Employment Sub-district**

- Street Standards
  - IL block standards to apply
    - Local Roads = 1,000 feet
- Remove “small scale professional and service” limitation
  - Currently cannot have more than 30K SF total
- Reduce boundary limits (as previously discussed)
- Revise Permitted Land Use Table (as previously discussed)
- Vehicle Trip Limit
  - Remains until renegotiated with ODOT
- Development Standards
  - Review & Revise – remove redundancy w/ IL standards
    - Off-street Parking and Loading
    - Access Standards
    - Street Alignments
    - Street Cross-sections
    - Parking & Circulation
    - Maintenance
    - Etc...

#### 2.7.2040-A – “Purple” Sub-area

- 28.7 Acres
- Will require separate “master planning” to delineate local road network
- Could have additional or more restrictive land uses
- Could be required to construct NE Talus Road as part of purchase agreement

### **2.7.2050 – “Yellow” Sub-district**

- 29.4 Acres
- Will require separate “master planning” to delineate local road network
- Could have additional or more restrictive land uses
- Could be required to construct NE Caldera Street and Rockhurst Way as part of purchase agreement
- Could create separate and specific CC&Rs

### **2.7.2060 – “Green” Sub-district**

- 41.4 Acres
- Will require separate “master planning” to delineate local road network
- Could have additional or more restrictive land uses
- Could be required to construct NE Talus Road and Rockhurst Way as part of purchase agreement
- Could create separate and specific CC&Rs

### **2.7.2070 – “Blue” Sub-district**

- 28.8 Acres
- Preliminarily identified as future City Facilities site (Streets, Utilities, etc.)

- Could require separate “master planning” to delineate local road network – if applicable
- Could be required to construct NE Talus Road, NE Cooley Road, and “collector” road as part of development (*Cooley & “collector” are eligible for UR/TIF funding*)
- May have limited permitted land use table

#### **2.7.2080 – “Pink” Sub-district**

- 20.7 Acres
- Will require separate “master planning” to delineate local road network
- Could have additional or more restrictive land uses
- Could be required to construct portion of “collector” road as part of purchase agreement
- Could create separate and specific CC&Rs

#### **2.7.2090 – “Orange” Sub-district**

- 36.6 Acres
- Will require separate “master planning” to delineate local road network
- Could have additional or more restrictive land uses
- Could be required to construct Rockhurst Way as part of purchase agreement
- Could create separate and specific CC&Rs

#### **2.7.2100 – Remainder Parcel**

- Future Sub-districts to be delineated upon future platting work
- Identified for future development in conjunction with possible north intersection at US 97