

Exhibit A1
Staff Report
Wilsonville Planning Division

Villebois Phase 2 Central Modifications 'Berkshire'
Development Review Board Panel 'A'
Quasi-Judicial Public Hearing
Amended and Adopted September 12, 2016
Added language in **bold underline italics**

Hearing Date: September 12, 2016

Date of Report: September 1, 2016

Application Nos.: DB16-0027 SAP-Central Refinement
DB16-0028 SAP-Central PDP 2, Preliminary Development Plan
Modification
DB16-0029 Final Development Plan Modification
DB16-0030 Tentative Subdivision Plat

Request/Summary: The applicant request the Development Review Board review a Villebois Specific Area Plan Central Refinement, Preliminary Development Plan Modification, Final Development Plan Modification, Tentative Subdivision Plat for a 10-unit residential development and associated improvements.

Location: Villebois Village Center, southeast corner of Barber Street and Costa Circle West. The property is specifically known as Tax Lots 1900 and 2500, Section 15AC, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

Owner: Sharon Eshima, RCS- Villebois LLC

Applicant: Rudy Kadlub/David Nash, RCS-Villebois LLC

Applicant's Rep.: Stacy Connery, AICP, Pacific Community Design, Inc.

Comprehensive Plan Designation: Residential-Village

Zone Map Classification: V (Village)

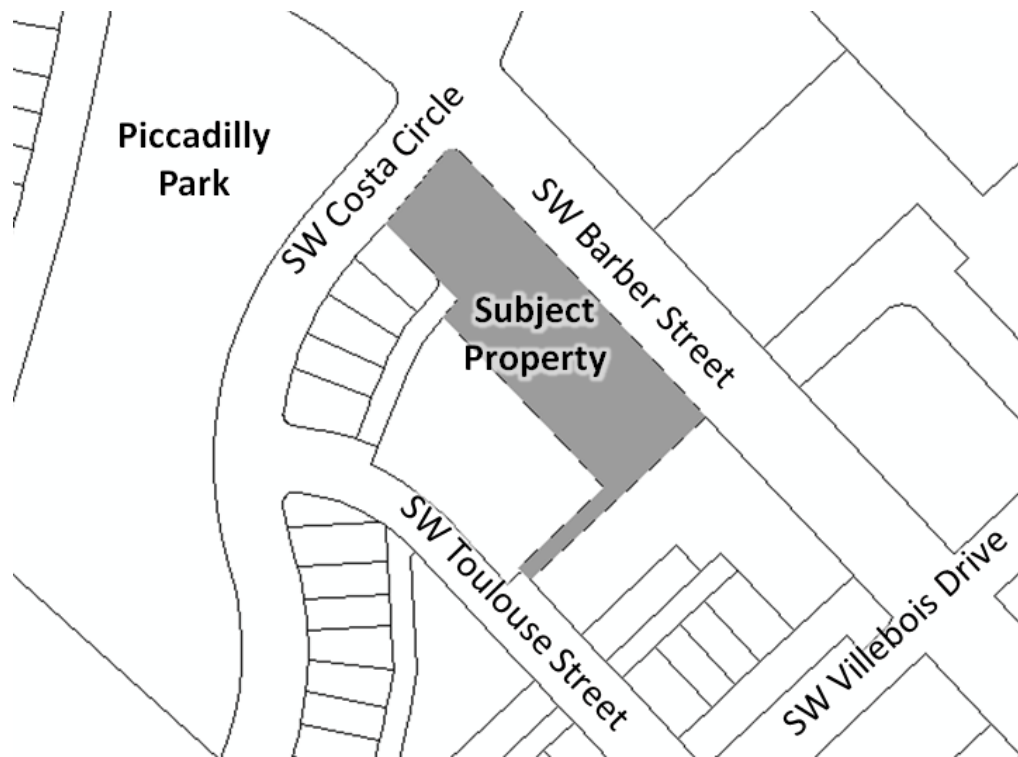
Staff Reviewers: Daniel Pauly AICP, Senior Planner
Steve Adams PE, Development Engineering Manager
Kerry Rappold, Natural Resource Program Manager

Staff Recommendation: **Approve with conditions** the requested SAP Refinements, Preliminary Development Plan Modification, Final Development Plan Modification, and Tentative Subdivision Plat.

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Section 4.033	Authority of City Council
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.113	Residential Development in Any Zone
Section 4.125	V-Village Zone
Section 4.154	Bicycle, Pedestrian, and Transit Facilities
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.167	Access, Ingress, and Egress
Section 4.169	General Regulations-Double Frontage Lots
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Section 4.179	Mixed Solid Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings
Section 4.197	Zone Changes and Amendments to Development Code-Procedures
Sections 4.200 through 4.220	Land Divisions
Sections 4.236 through 4.270	Land Division Standards
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
Sections 4.600 through 4.640.20 as applicable	Tree Preservation and Protection
<u>Other City Planning Documents:</u>	
Comprehensive Plan	
Villebois Village Master Plan	
SAP Central Approval Documents	

Vicinity Map



Background/Summary:

SAP Central Refinement (DB16-0027)

Density and Land Use Mix

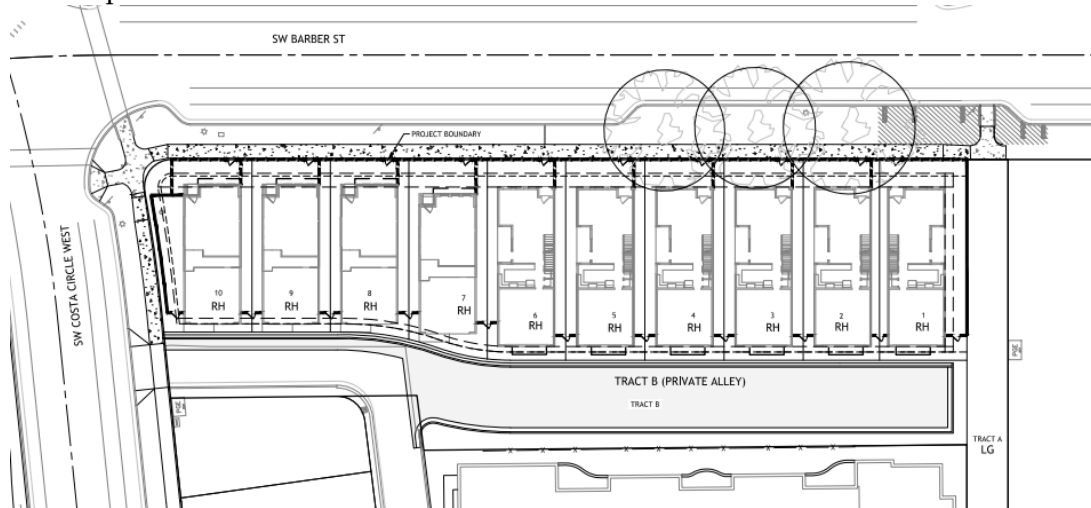
As part of the PDP modification request, the applicant can request a density change for the SAP of up to 10%. The original SAP Central unit count used for density calculations is 1,010 units reflective of Figure 1 of the Villebois Village Master Plan. The previous approval for the subject property (DB14-0057 through DB14-0058) approved a 49-unit apartment building. The most recent unit count for SAP Central, including the proposed 49-unit apartment building, is 1,005 units. The proposed unit count is 966 units, 3.9% below the most recent SAP unit count and 4.4% below the original SAP Central unit count. The change is within the 10% cumulative density change allowed from the original SAP approval. The change would result in 2,548 units in Villebois, which would continue to exceed the required 2,300 units.

For the housing type refinement, housing types are grouped into two aggregate land use categories with medium lot single-family and larger single-family homes in one category and small lot single-family and all attached units in a second category. The previous unit types approved (Village Apartments) and the proposed detached row houses are within the same aggregate land use category, making the change not quantitatively significant. However, the qualitative test of diversity of unit types also needs to be considered, especially in terms of urban design. The row house buildings would have a different bulk than the previously

approved apartment building, but would be similar to other detached row houses at the edge of the Village Center. Detached row houses at the edge of the Village Center create a transition from the detached single-family homes outside the Village Center to the larger and bulkier buildings in the core of the Village Center.

PDP 3N Preliminary Development Plan Modification (DB16-0028)

The proposed modified Preliminary Development Plan 2 of Specific Area Plan Central comprises 0.6 acres. The applicant proposes development of 10 “detached” row houses and associated improvements.



Proposed Housing Type	Number of Units
“Detached” Row Houses	10
Total	10

Parking

The 10 row houses require 10 vehicle spaces and no bicycle parking. In addition to the garages provided with each row house, 8 spaces are available on immediately adjacent streets.

Traffic

The proposed plan is expected to generate 36 less p.m. peak hour trips than the previously planned 49-unit apartment complex on the property.

Final Development Plan Modification (DB16-0029)

Details have been provided for all the public spaces consistent with the Community Elements Book. Street trees, curb extensions, and street lights are also shown conforming to the Community Elements Book. The proposed architecture is consistent with the Village Center Architectural Standards.

Tentative Subdivision Plat (DB16-0030)

The proposed subdivision includes row house lots and the alley tract consistent with the proposed modified Preliminary Development Plan.

Discussion Topics:

Housing Diversity

In considering a refinement to change unit types, the change must be considered against the Villebois Village Master Plan policy of “a complete community with a wide range of living choices.” Limited guidance is provided as to the flexibility of placement of uses within a single aggregate land use category as it relates to this range of living choices policy. It is clear the intent of the aggregation of land uses would not allow a wholesale switch of all attached units to small lot single-family because they are in the same aggregate land use category. The guidance provided and historically used in reviewing requests to modify land uses within an aggregate category is the general idea of a transect of residential uses, in terms of both density per acre and urban form. The densest residential uses with the largest and most urban buildings are focused around the piazza in the Village Center with the least dense and largest lots with single-family homes on the edge of the master plan area.

With the above guidance in mind, the proposed row houses are an appropriate density providing a transition at the edge of the Village Center from the less dense single-family homes to the denser development at the core of the Village Center.

Understanding SAP Central Density Calculations

The original SAP Central approval showed density in two manners. One is a table reflective of Figure 1 of the Villebois Village Master Plan, the other is a map showing minimum and maximum unit count by unit type on each block or sub block. The density numbers in the table are the ones used to calculate density for purposes of refinements. However, the map is important to track the change in the table numbers over time. Of most importance is the relationship between the minimums and maximums shown on the map and the single number shown in the table. The number in the table assumes a certain unit count within the range, which overall is about 81.3% of the maximum unit count shown on the map. However, the percentage of maximum is not the same across all unit types, varying widely from 53.1% to 97.7%. Table 1 below shows the percent of max unit count for each unit type. The number is calculated by dividing the unit number for each unit type in the original SAP table by the sum of all the maximum numbers for each unit type on the original map.

Table 1 Percent of Max Unit Count by Unit Type

Unit Type	% of Max Unit Count Reflected in Original SAP Central Land Use Table
Village Apartment	80.9%
Condo	86.1%

Rowhouse	93.5%
Mixed-Use Condo	53.1%
Urban Apartment	90%
Small Lot Single-family	90%
Specialty Condo	97.7%

To calculate the change to the SAP unit count over time staff has first applied the percentages in Table 1 to the maximum of each unit type in each PDP. For example the maximum number of Rowhouses in PDP 7 shown in the original is 46, 93.5% of which is 43. The maximum number of urban apartments in PDP 7 shown in the original is 24, 90% of which is 22. Summing these two numbers is 65, which is the unit number for PDP 7 reflective of the original SAP table. For the cumulative unit count for PDP 6 and below this number reflective of the original table is used. For the cumulative unit count calculation for PDP 7 and above the PDP approved unit number of 68 units is used. Table 2 below shows the change of unit count over time. PDP 1 and 2 are grouped for simplicity. All the cumulative changes over time are within 10% of the original 1,010 unit count. Note the mixed use unit count for PDP 1 and 2 has not been approved. Also, the small amount of mixed-use condos shown in PDP 7 was included with PDP 1 and 2 as the number appears on the map within PDP 1. PDP 3 and 5 are parks and do not have any units.

Table 2 Cumulative Unit Count Over Time and % Change from Original

Approval Phase	Cumulative Unit Count (sum of approved unit counts and original unit counts for unapproved phases)	% Difference from original 1,010 SAP Unit Count
PDP 1 and 2	1097	8.62% increase
PDP 4	1098	8.75% increase
PDP 6	1089	7.82% increase
PDP 7	1092	8.16% increase
PDP 8	1063	5.26% increase
PDP 9	1011	0.12% increase
PDP 10	1005	0.50% decrease
PDP 2 Modification 2016 (Berkshire)	966	4.36% decrease

Removal of Planned Pocket Park

In previous PDP approvals plans showed as small pocket park with preserved trees at the southwest corner of the property. The current arborist report recommends removal of the trees due to their condition, thus removing the primary purpose of the planned park. Removal of the pocket park allows for an additional lot and avoidance of having another piece of unused land to the north. In addition, the mid-block location of the previously planned pocket park was not ideal as it has limited visibility from the street or homes.

Conclusion and Conditions of Approval:

Staff has reviewed the applicant's analysis of compliance with the applicable criteria. This Staff report adopts the applicant's responses as Findings except as noted in the Findings below. Based on the Findings and information included in this Staff Report, and information received from a duly advertised public hearing, staff recommends the Development Review Board approve the proposed applications (DB16-0027, DB16-0028, DB16-0029, DB16-0030) with the following conditions:

Planning Division Conditions:

Request A: DB16-0027 SAP-Central Refinement

No conditions for this request

Request B: DB16-0028 SAP-Central PDP 2, Preliminary Development Plan Modification

PDB 1. The applicant/owner shall enter into an Operations and Maintenance Agreement for the subdivision or make and record an addendum to a present O&M, that clearly identifies ownership and maintenance for parks, open space, and paths. Such agreement shall ensure maintenance in perpetuity and shall be recorded with the subdivision for 'Berkshire'. Such agreement shall be reviewed and approved by the City Attorney prior to recordation.

PDB 2. Paths and open spaces approved in Case approved in Case File DB14-0057 through DB14-0065 and this request are required to be completed prior to occupancy of the 4th of the 10 proposed homes. See Finding B30.

Request C: DB16-0029 Final Development Plan Modification

PDC 1. All windows and doors shall be recessed three inches for shadowing or incorporate shutters, railing, and/or visible or substantial trim with contrasting color and material that create shadowing. See Finding C3.

PDC 2. All plant materials shall be installed consistent with current industry standards.

PDC 3. All construction, site development, and landscaping shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor alterations may be approved by the Planning Division through the Class I Administrative Review process. See Finding C16.

PDC 4. All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Development Review Board. See Finding C11, C24 through C26.

PDC 5. Soil preparation shall meet the Villebois Rainwater Management Standards. See Finding C17.

PDC 6. *Prior to issuing building permits, the applicant shall submit and get approval through the Class I Administrative Review process a landscaping plan for the entire 10 lots.*

Request D DB16-0030 Tentative Subdivision Plat

PDD 1.	Any necessary easements or dedications shall be identified on the Final Subdivision Plat.
PDD 2.	The alleyway shall remain in private ownership and be maintained by the Homeowner’s Association established by the subdivision’s CC&Rs.
PDD 3.	The Final Subdivision Plat shall indicate dimensions of all lots, lot area, minimum lot size, easements, proposed lot and block numbers, parks/open space by name and/or type, and any other information that may be required as a result of the hearing process for the PDP modification (Request B) or the Tentative Plat.
PDD 4.	A non-access reservation strip shall be applied on the final plat to those lots with access to a public street and an alley. All lots with access to a public street and an alley must take vehicular access from the alley to a garage or parking area. A plat note effectuating that same result can be used in the alternative. The applicant shall work with the County Surveyor and City Staff regarding appropriate language. See Finding D2.
PDD 5.	All reserve strips and street plugs shall be detailed on the Final Subdivision Plat. See Finding D2.
PDD 6.	All tracts shall include a public access easement across their entirety.
PDD 7.	The applicant/owner shall submit subdivision bylaws, covenants, and agreements to the City Attorney prior to recordation. See Finding D3
PDD 8.	Being located within the Villebois Village Center Boundary, the proposed lots shall be part of the Villebois Village Center Master Association and shall contribute an equitable amount to the maintenance of the parks and other facilities owned by the Villebois Village Center Master Association. Such relationship shall be reflected in the subdivision’s CC&R’s. See Finding D3.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City’s Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

Request B: DB16-0028 Preliminary Development Plan Modification

PFB 1. Public Works Plans and Public Improvements shall conform to the "Public Works Plan Submittal Requirements and Other Engineering Requirements" in Exhibit C1.

Request D: Tentative Subdivision Plat DB16-0030

PFD 1. Paper copies of all proposed subdivision/partition plats shall be provided to the City for review. Once the subdivision/partition plat is approved, applicant shall have the documents recorded at the appropriate County office. Once recording is completed by the County, the applicant shall be required to provide the City with a 3 mil Mylar copy of the recorded subdivision/partition plat.

PFD 2. All newly created easements shown on a subdivision or partition plat shall also be accompanied by the City's appropriate Easement document (on City approved forms) with accompanying survey exhibits that shall be recorded immediately after the subdivision or partition plat.

Natural Resources Division Conditions:

All Requests

NR 1. Natural Resource Division Requirements and Advisories listed in Exhibit C2 apply to the proposed development.

Master Exhibit List:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case Files DB16-0027 through DB16-0030.

- A1.** Staff report and findings (this document)
- A2.** Slides and notes for Staff's Public Hearing Presentation (*available at Public Hearing*)
- B1.** Applicant's Notebook: *Under separate cover*
 - Section I: General Information
 - IA) Introductory Narrative
 - IB) Form/Ownership Documentation
 - IC) Fee Calculation
 - ID) Mailing List *This information has been revised*
 - IE) Updated SAP Central Unit Count
 - Section II: Preliminary Development Plan (Includes SAP Refinements)
 - IIA) Supporting Compliance Report
 - IIB) Reduced Drawings
 - IIC) Utility & Drainage Reports
 - IID) Traffic Analysis
 - IIE) Tree Report
 - IIF) Republic Services Approval of Trash Collection Plan

Section III: Tentative Subdivision Plat

- IIIA) Supporting Compliance Report
- IIIB) Tentative Plat
- IIIC) Copy of Certification of Assessments and Liens
- IIIE) Subdivision Name Approval

Section IV: Final Development Plan

- IVA) Supporting Compliance Report
- IVB) Reduced Drawings
- IVC) Row Homes Elevations & Floor Plans

B2. Applicant's Large Format Plans for PDP Modification (Smaller 11x17 plans included in Sections IIB, and IIIB of the applicant's notebook Exhibit B1.) *Under separate cover.*

- Sheet 1 Cover Sheet
- Sheet 2 Existing Conditions and Demolition Plan
- Sheet 3 Site and Land Use Plan
- Sheet 4 Preliminary Plat
- Sheet 5 Preliminary Grading Plan
- Sheet 6 Composite Utility Plan
- Sheet 7 Circulation Plan and Street Sections
- Sheet 8 Parking Plan
- Sheet 9 Tree Preservation Plan
- Sheet 10 Master Fencing Plan
- Sheet L1 Planting Plan Notes and Planting Details
- Sheet L2 Typical Front Yard Planting Plan

B3. Large Format Plans for Final Development Plan Modification (Smaller 11x17 plans included in Section IVB of the applicant's notebook, Exhibit B1.)

- Sheet 3 Site and Land Use Plan
- Sheet 10 Master Fencing Plan
- Sheet L1 Planting Plan Notes and Planting Details
- Sheet L2 Typical Front Yard Planting Plan

C1. Comments and Conditions from Engineering Division

C2. Comments, Findings, and Conditions from Natural Resources

D1. August 27th Email from Diane Peters

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The application was received on July 13, 2016. On July 29, 2016, staff conducted a completeness review within the statutorily allowed 30-day review period, and, on August 12, 2016, the Applicant submitted new materials. On August 26, 2016 the application was deemed complete. The City must render a final decision for the request, including any appeals, by December 24, 2016

2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
Northeast:	V/PF	SW Barber Street undeveloped land
Northwest	V	SW Costa Circle West, Piccadilly Park
Southwest:	V	Row houses, apartments
Southeast	V	Undeveloped land

3. Prior land use actions include:

Legislative:

- 02PC06 - Villebois Village Concept Plan
- 02PC07A - Villebois Comprehensive Plan Text
- 02PC07C - Villebois Comprehensive Plan Map
- 02PC07B - Villebois Village Master Plan
- 02PC08 - Village Zone Text
- 04PC02 – Adopted Villebois Village Master Plan
- LP-2005-02-00006 – Revised Villebois Village Master Plan
- LP-2005-12-00012 – Revised Villebois Village Master Plan (Parks and Recreation)
- LP09-0003 – Zone text amendment to allow for detached row houses
- LP10-0001 – Amendment to Villebois Village Master Plan (School Relocation from SAP North to SAP East)
- LP13-0005 – Amendment to Villebois Village Master Plan (Future Study Area)

Quasi Judicial:

- DB06-0005 -
 - Specific Area Plan (SAP) – Central.
 - Village Center Architectural Standards.
 - SAP-Central Architectural Pattern Book.
 - Master Signage and Wayfinding Plan.
 - Community Elements Book Rainwater Management Program and Plan
- DB06-0012 - DB06-0012-Tentative Subdivision Plat (Large Lot)
- DB09-0037 & 38 – Modification to the Village Center Architectural Standards (VCAS) to change/add provision for detached row houses.
- DB13-0015 – SAP Central Phasing Amendment
- DB13-0043 – Tentative Subdivision Plat for Villebois Village Center No. 3 (large lot subdivision, includes subject properties).
- DB14-0057 through DB14-0062 SAP Central Refinement, PDP 2 Central Modification, etc. for Chateau Villebois and Carriage Homes
- DB15-0005 – SAP Refinements and Central Phasing Amendment
- DB15-0064 and DB15-0069 – SAP Central Refinements and Phasing Amendments

4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

5. Required and other notices to the public and other agencies have been sent as follows:

A Development Review Team notice soliciting comments was sent August 18, 2016 requesting submittal of comments by August 29, 2016. This notice was sent to City staff and other agencies, franchise utilities, etc. who have requested this type of notice from the City.

A Public Hearing Notice was mailed and posted on August 23, 2016, 20 days prior to the first hearing. The Public Hearing Notice included information on the date and location of the Development Review Board Hearing, information on how to comment on the application, and the nature of the application.

Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General Section 4.008

The application is being processed in accordance with the applicable general procedures of this Section.

Initiating Application Section 4.009

The applications have been submitted on behalf of and signed by the property owner, RCS Villebois LLC.

Pre-Application Conference Subsection 4.010 (.02)

A pre-application conference was held in accordance with this subsection.

Lien Payment before Approval Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements contained in this subsection.

Zoning-Generally Section 4.110

This proposed development is in conformity with the Village zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

Request A: DB16-0027 SAP-Central Refinement

The applicant's findings in Section IIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

As described in the Findings below, the applicable criteria for this request are met.

Refinements Generally

Refinement Process Subsection 4.125 (.18) J. 1.

A1. The request is a SAP Refinement related to density and land use mix. The applicant provided plan sheets and written information showing sufficient information to demonstrate compliance with the applicable criteria. As can be seen in the Findings below, the criteria set forth in Subsection 4.125 (.18) J. 2. are satisfied for the requested refinement.

Refinement Request: Land Use Mix and Density

SAP Refinements: Mix of Land Use/Density Subsection 4.125 (.18) J. 1. a. iv. and v.

A2. The Urban Apartments shown in the Master Plan and SAP are in the same aggregate land use category as the proposed row houses. Therefore, there is no significant change to the mix of land uses.

The original SAP Central unit count used for density calculations is 1,010 units reflective of Figure 1 of the Villebois Village Master Plan. The previous approval for the subject property (DB14-0057 through DB14-0058) approved a 49-unit apartment building. The most recent unit count for SAP Central, including the proposed 49-unit apartment building is 1,005 units. The proposed unit count is 966 units, 3.9% below the most recent SAP unit count and 4.4% below the original SAP Central unit count. The change is within the 10% cumulative density change allowed from the original SAP approval. The change would result in 2,548 units in Villebois, which would continue to exceed the required 2,300 units.

Quantifiable Significance

Subsection 4.125 (.18) J. 1. b. i.

- A3.** Quantifiable measures related to this refinement include 1. The number of units within the aggregate land use category, which is not changing as both apartments and row houses are in the same aggregate land use category. For density the quantifiable measure is total units. As discussed in Finding A2 the proposed density reduction of units is well below 10% both for this application alone and cumulatively over time for SAP Central.

Qualitative Significance

Subsection 4.125 (.18) J. 1. b. ii.

- A4.** This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider to be the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Findings A5-A10 below, the proposed refinements do not significantly affect land use mix or density in a qualitative sense.

Refinements to Equally or Better Meet SAP Conditions and Master Plan

Subsection 4.125 (.18) J. 2. a.

- A5.** No specific conditions of approval from SAP Central have been identified in relation to the proposed changes, so these Findings focus on better or equally meeting the affected goals, policies, and implementation measures of the Villebois Village Master Plan as follows:

Refinements and Master Plan- Wide Range of Living Choices

Subsection 4.125 (.18) J. 2. a. and Villebois Village Master Plan General Land Use Plan Policy 1

- A6.** The language regarding a wide range of living choices is the portion of the policy relevant to the proposed refinement. A wide range of living choices is fundamental to the diversity of the Villebois neighborhood. The policy of a wide range of living choices has been implemented by a variety of residential land uses indicated on Figure 1-Land Use Plan, and subsequently in SAP and PDP approvals. The residential land uses in Figure 1 are grouped into two aggregate land use categories, with medium-lot single-family and larger in one category and small-lot single family and smaller in the second, including all attached products ranging from apartments to row houses. No differentiation is made between for sale and for rent unit types in description of units. The aggregation of the residential land uses into two categories recognized a need for flexibility over time to respond to various market and other factors. The Master Plan and other implementing language provides limited guidance as to the flexibility of placement of uses within a single aggregate land use category as it relates to the range of living choices. The guidance

provided and historically used in reviewing requests to modify land uses within an aggregate category is the general idea of a transect of residential uses. In the transect the densest residential uses are focused around the piazza in the Village Center with the least dense and largest lots on the edge of the Villebois Village Master Plan area. The transect can be understood from both a pure residential density perspective, but also an urban design perspective.

With the above guidance in mind, the proposed row houses are an appropriate density providing a transition at the edge of the Village Center from the less dense single-family homes outside the Village Center to the denser development at the core of the Village Center.

Refinements and Master Plan – Wide Variety of Neighborhood Housing

Subsection 4.125 (.18)J.2. a. & Villebois Village Master Plan Residential Neighborhood Housing Policy 1

A7. A wide variety of housing options is fundamental to the diversity of Villebois. Pursuant to the explanation in Finding A6, the proposed row houses are within the same aggregate land use category as land uses they are replacing. Thus by providing a land use choice that is not significantly, as defined by Wilsonville’s Code, different than the previously planned apartments the proposal equally contributes the variety of housing to the central neighborhood of Villebois. The use of multiple architectural styles, provide a variety of architectural options.

Refinements and Master Plan -Minimum Density and Unit Count

Subsection 4.125 (.18) J. 2. a. and Villebois Village Master Plan Residential Neighborhood Housing Policies 3 and 4.

A8. The proposal, together with another previously approved development and planned development, will result in a total Villebois unit count of 2,548 units, or 12.95 units per acre exceeding the required 2,300 units and 10 dwelling units per acre.

Refinements and Master Plan –Mix of Housing Types to the Greatest Extent Possible

Subsection 4.125 (.18) J. 2. a. and Villebois Village Master Plan Residential Neighborhood Housing Policies 3 and 4.

A9. A mix of housing types is fundamental to the diversity of the Villebois. However, determining the greatest extent of housing mix practicable is unclear. The subject property was previously approved for Urban Apartments. The current proposal is for detached row houses. Even with the refinement SAP Central, and Villebois in general will continue to provide a rich variety of housing types.

Refinements and Master Plan –Scale and Design of High Density Housing Consistent with Vision for Villebois

Subsection 4.125 (.18) J. 2. a. and Villebois Village Master Plan Residential Neighborhood Housing Policy 9

A10. The scale and design of the proposed row houses are a scale and design appropriate for their location at the edge of the Village Center providing a transition from the less dense single-family homes outside the Village Center to the denser multi-family homes in the core of the Village Center.

Refinements and Resource Impacts

Subsection 4.125 (.18) J. 2. b.

A11. The proposed refinement does not negatively impact any identified environmental or scenic resources.

Refinements Impacting Subsequent PDP's and SAP's Impact

Subsection 4.125 (.18) J. 2. c.

A12. The proposed refinements do not preclude an adjoining or subsequent PDP or SAP area from developing consistent with the approved SAP or Master Plan.

Request B: DB16-0028 SAP-Central PDP 2, Preliminary Development Plan Modification

The applicant's findings in Section IIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

As described in the Findings below, the applicable criteria for this request are met or will be met by Conditions of Approval.

Village Zone

Permitted Uses

Subsection 4.125 (.02)

B1. The uses proposed includes row homes which are permitted in the Village Zone.

Development Standards Applying to All Development in the Village Zone

Development Standards

Subsection 4.125 (.05) Table V-1

B2. The proposed building types are Row Houses-Village Center. The PDP enables all development standards in Table V-1 to be met.

Off-Street Parking, Loading & Bicycle Parking
Subsection 4.125 (.07) Table V-2

- B3.** The 10 row houses require 10 vehicle spaces and no bicycle parking. In addition to the garages provided with each row house, 8 spaces are available on immediately adjacent streets.

Parks & Open Space
Subsection 4.125 (.08)

- B4.** Figure 5 Parks & Open Space Plan of the Villebois Village Master Plan states that there are a total of 159.73 acres of parks and open space within Villebois, which is approximately 33% of Villebois. The proposed PDP modification does not reduce the amount of dedicated open space master planned. It does remove a pocket park planned as part of a previous PDP, but that does not reduce the acreage described above as the removed pocket park was in addition to the planned parks and open space in the Master Plan.

Villebois Street Alignment and Access Improvements

Conformity with Master Plan, etc.
Subsection 4.125 (.09) A. 1. a.

- B5.** Adjoining streets have previously been constructed. Access to the alley will be at a point previously approved in prior PDP approvals.

Access Drives
Subsection 4.125 (.09) A. 6.

- B6.** Access drives (alleys) will be paved at least 16-feet in width and be constructed with a hard surface capable of carrying a 23-ton load.

Other Villebois Development Standards

Landscaping, Screening and Buffering
Subsection 4.125 (.11)

- B7.** The appropriate landscaping is provided. The proposed street trees are among the choices provided in the Community Elements Book.

Design Principles Applying to the Village Zone
Subsection 4.125 (.13)

- B8.** The Village Center Architectural Standards and Community Elements Book ensure the design meets the fundamental design concepts and support the objectives of the Villebois Village Master Plan. By complying with an approved Village Center Architectural Standards and Community Elements Book, the design of the modified PDP will satisfy these criteria. See also Final Development Plan, Request C.

Building and Site Design Requirements

Subsection 4.125 (.14) A. 2. a. - e. and h. – k.

- B9.** The application requests PDP approval for row houses and associated development. The Village Center Architectural Standards and Community Elements Book will assure consistency with the Design Standards of subsection (.14). Compliance with the Village Center Architectural Standards and Community Elements Book is being reviewed as part of Request C, Final Development Plan.

Landscape Plans

Subsection 4.125 (.14) A. 2. g.

- B10.** The appropriate landscape plans have been provided. See FDP Plans, Exhibit B3.

Protection of Significant Trees

Subsection 4.125 (.14) A. 2. f.

- B11.** Trees requiring protection, including the existing trees along SW Barber Street will be protected.

Building Systems & Materials

Subsection 4.125 (.14) A. 4.

- B12.** Subsequent Building Permit applications will review proposed buildings for consistency with the criteria of Table V-3. Certain criteria related to materials will be reviewed as part of the review of the Village Center Architectural Standards in Request C.

Preliminary Development Plan Approval Process

PDP Submission Timing, Filed for Entire SAP or Approved Phase

Subsection 4.125 (.18) G. 1. a.

- B13.** This PDP modification addresses a portion Phase 2 on the SAP Central Phasing Plan.

Owners' Consent

Subsection 4.125 (.18) G. 1. b.

- B14.** This application is made by and has been signed on behalf of the owner, RCS Villebois LLC.

Proper Form & Fees

Subsection 4.125 (.18) G. 1. c.

- B15.** The applicant has used the prescribed form and paid the required application fees.

Professional Coordinator

Subsection 4.125 (.18) G. 1. d.

- B16.** A professional design team is working on the project with Stacy Connery AICP from Pacific Community Design as the professional coordinator.

Land Division to be Submitted Concurrently with PDP

Subsection 4.125 (.18) G. 1. f.

B17. A preliminary subdivision plat has been submitted concurrently with this request. See Request D.

Information Required for PDP

Subsection 4.125 (.18) G. 2. a. – c.

B18. The applicant submitted all of the applicable information listed in this subsection. See Exhibits B1 and B2.

Land Area Tabulation to be Provided

Subsection 4.125 (.18) G. 2. d.

B19. Following is a tabulation of land area devoted to the various uses and a calculation of net residential density:

Approx. Gross Acreage	0.74 Acres
Lots and Alleys	0.61 Acres

Net Residential Density: 10 lots / 0.61 Acres = 13.51 units per net acre

Location of Streets, Alleys, and Trees to be Provided

Subsection 4.125 (.18) G. 2. e.

B20. Information on planned alleys and streets are provided or the information is readily available. Other relevant features are shown. Trees have been identified. See Exhibit B2.

Building Drawings to be Provided

Subsection 4.125 (.18) G. 2. f.

B21. The proposed modified PDP includes row houses. Being in the Village Center the elevations of all the buildings have been submitted and are being reviewed as part of the Final Development Plan, Request C.

Utility Plan to be Provided

Subsection 4.125 (.18) G. 2. g.

B22. A composite utility plan has been provided. See applicant's Sheet 6, Exhibit B2.

Phasing Sequence to be Provided

Subsection 4.125 (.18) G. 2. h.

B23. The portion of the PDP being modified is proposed to be executed in a single phase.

Capital Improvements Security

Subsection 4.125 (.18) G. 2. i.

B24. The appropriate bond or security will be obtained for issuance of the Public Works Permit.

Traffic Report to be Provided

Subsections 4.125 (.18) G. 2. j. and 4.125 (.18) H. 2.

B25. The required traffic report has been provided, and can be found in Section IID of the applicant's notebook, Exhibit B1.

PDP Application Submittal Requirements

Submittal Requirements: General and Conformity with the SAP

Subsections 4.125 (.18) H. 1. and 4.125 (.18) K. 1. c.

B26. The PDP modification matches SAP Central, as requested to be refined in Request A, and the application includes all of the requested information.

PDP Application Level of Detail

Subsection 4.125 (.18) H. 3.

B27. The required level of detail has been shown, similar to other PDP's and PDP modifications approved throughout Villebois.

Copies of Legal Documents

Subsection 4.125 (.18) H. 4.

B28. The required legal documents for review have been provided. See Section III in the applicant's notebook, Exhibit B1.

PDP Approval Criteria

Reasonable Phasing Schedule

Subsection 4.125 (.18) K. 2.

B29. The PDP modification is planned to be completed within 2 years, which is a standard and reasonable schedule.

Parks Constructed prior to 50% Occupancy

Subsection 4.125 (.18) K. 3.

B30. Condition of Approval PDB 2 requires all private open space requirements approved in Case File DB14-0057 through DB14-0065 are required to be completed prior to occupancy of 50% of the dwelling units, which including the built Carriage Homes is 7 homes, or 4 of the proposed homes.

DRB Conditions to Ensure Conformance with SAP, Master Plan, Etc.
Subsection 4.125 (.18) K. 5.

B31. No additional conditions of approval are recommended to ensure conformance.

Planned Development Permit Review Criteria

Traffic Level of Service
Subsection 4.140 (.09) J. 2.

B32. The location, design, size and uses are such that traffic generated within the PDP at the most heavily used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D. The proposed uses will produce 36 fewer p.m. peak hour trips than the previous apartment building proposed for the property.

Concurrency for Other Facilities and Services
Subsection 4.140 (.09) J. 3.

B33. As shown in the Utility and Drainage Report, Section IIC of the applicant's notebook, Exhibit B1, and the applicant's Composite Utility Plan, Sheet 6 of Exhibit B2, adequate or immediately planned facilities and services are sufficient to serve the planned development.

On-site Pedestrian Access and Circulation

Continuous Pathway System
Subsection 4.154 (.01) B. 1.

B34. The fronts of all the homes will be connected to a public sidewalk along SW Barber Street.

Safe, Direct, Convenient Pathways
Subsection 4.154 (.01) B. 2.

B35. All sidewalks will be built to Public Works Standards.

Vehicle/Pathway Separation
Subsection 4.154 (.01) B. 3.

B36. All pathways are separated from vehicle circulation areas.

Crosswalks
Subsection 4.154 (.01) B. 4.

B37. Where pathways cross the alley concrete inlays are provided between the asphalt.

Pathway Width and Surface
Subsection 4.154 (.01) B. 5.

B38. The public sidewalks are concrete 5' wide or greater.

Protection of Natural Features & Other Resources

General Terrain Preparation Subsection 4.171 (.02)

B39. The PDP modification matches the SAP Central approvals found to limit grading, avoid erosion and pollution, and minimize removal of trees and native vegetation.

Trees and Wooded Area Subsection 4.171 (.04)

B40. No trees exist on the site besides three trees in decline being removed through separate application. Trees along SW Barber Street planned for retention are being retained.

Other General Development Standards

Landscaping, Screening, and Buffering Section 4.176

B41. Landscaping will be provided in accordance with the standards in Section 4.176. The Street Tree/Lighting Plan depicts street trees along rights-of-way within the subject area. The plan has been developed in conformance with the *Community Elements Book* and the applicable standards of Section 4.176. Landscaping will be further reviewed with Request C, Final Development Plan.

Street Improvement Standards-Sidewalks

Sidewalks Required Subsection 4.177 (.03)

B42. Sidewalks are proposed within the street right-of-way adjacent to the proposed development.

Through Zone 5 Foot Minimum Subsection 4.177 (.03) A.

B43. Planned sidewalks have a through zone of 5 feet.

Street Improvements Standards- Access Drives and Driveways

Access Drives Have Clear Travel Lane Subsection 4.177 (.08) A.

B44. The alleys are designed to provide a clear travel lane.

Access Drive Travel Lane Load Capacity: 23-Ton Load Minimum Subsection 4.177 (.08) B.

B45. The proposed alleys will be built to carry a 23-ton load.

Access Drive Emergency Vehicle Access
Subsections 4.177 (.08) C. and D.

B46. Emergency access is provided consistent with access elsewhere in Villebois with parking drive aisles exceeding the 12 foot width and being paved.

Driveway Width to be Minimized
Subsection 4.177 (.08) K.

B47. The alley access points are the standard width as built through Villebois and are the minimum to accommodate the approved alley cross section for Villebois.

Pedestrian Safety Features May Be Requested
Subsection 4.177 (.08) L.

B48. Pedestrian safety features, including curb extensions, have been incorporated into the Villebois Master Plan and SAP Approvals. All curb extensions have been provided consistent with the SAP Central Community Elements Book.

Driveway Alignment to Meet Spacing Standards Unless Constrained
Subsection 4.177 (.08) P.

B49. No streets or major driveways exist requiring particular alignment of alleys.

Request C: DB16-0029 Final Development Plan Modification

The applicant's findings in Section IVA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

As described in the Findings below, the applicable criteria for this request are met or will be met by Conditions of Approval.

Final Development Plans

FDP Approval Procedure
Subsection 4.125 (.18) L.

C1. The application is for row homes in the Village Center which require FDP review. The FDP modification has been filed for the entire development. The FDP modification has been filed concurrently with the PDP modification. See Request B. Signatures have been obtained from the owner. The applications were submitted with the appropriate City form. Stacy Connery AICP with Pacific Community Design is the professional coordinator for a professional design team.

FDP Submittal Requirements, Approval Procedures and Criteria
 Subsection 4.125 (.18) M. and N. and P. 1.

C2. The applicant has submitted the applicable materials listed in Section 4.034 and the application is being reviewed against the criteria of Section 4.421. See Findings C14 through C20 below.

Community Elements Book
 Village Center Architectural Standards (VCAS)
 Subsection 4.125 (.18) P. 2.

C3. With a location in the Village Center as shown in Figure 2a of the Villebois Village Master Plan the proposed development is subject to the Community Elements Book and Village Center Architectural Standards. No address overlays apply.

Community Elements Book:

Applicable Requirement	Requirement Met?	Notes
Street Lighting	<input checked="" type="checkbox"/>	Street lighting is being required consistent with the Master Plan while using updated LED lighting technology. See Condition of Approval PFB 1.
Curb Extensions	<input checked="" type="checkbox"/>	No additional curb extensions are required.
Street Trees	<input checked="" type="checkbox"/>	Location and species of street trees shown on the applicants plans, Exhibit B3, are consistent with the Community Elements Book.
Landscape Elements-Site Furnishings	<input type="checkbox"/>	No furnishings are proposed
Tree Protection	<input checked="" type="checkbox"/>	Trees will be protected as required by the City.
Plant List	<input checked="" type="checkbox"/>	All plant materials listed on sheet L1 of Exhibit B3 are on the Villebois plant list or approved by the City. No prohibited plants are proposed

Village Center Architectural Standards

Standard	Standard Met?	Notes
1.2 Building Height & Roof Form		
Required Standards		
1) Max. Building Height according to Table V-1	<input checked="" type="checkbox"/>	Row houses are less than 45'
2) Addresses have other	<input type="checkbox"/>	No address overlays apply

height limitations		
3) Building height measured as defined in 4.001.	<input checked="" type="checkbox"/>	Building measured correctly
4) Rooftop equipment screened from current and future taller buildings	<input checked="" type="checkbox"/>	No rooftop equipment proposed
5) At least 2 roof garden in SAP Central	<input type="checkbox"/>	No rooftop gardens proposed, more appropriate for other building types in SAP Central
Optional Standards:		
6) Buildings encouraged to reach max. allowable height	<input type="checkbox"/>	The proposed row houses are much less than the maximum height as well as the apartment building previously approved for the site, but is appropriate for the location for the transition from the 2 story single-family outside the Village Center to the multi-story buildings in the core of the Village Center.
7) Minimize shading of public and private outdoor areas during mid-day	<input checked="" type="checkbox"/>	The primary outdoor area is the front courtyard area which has typical exposure aligned with the street.
2.1 Vertical Façade Articulation for All Mixed Use Buildings		Buildings not mixed use
1.3 Horizontal Façade Articulation		Separate buildings of varying architecture create the desired articulation along the street frontage.
3.1 Exterior Building Materials & Color		
Required		
1) Visually heavier and more massive materials at base when multiple materials used.	<input checked="" type="checkbox"/>	Heavier brick and stone veneer is at the base of the proposed homes.
2) Bright, intense colors reserved for accent trim	<input checked="" type="checkbox"/>	While a variety of colors are use they are not intense.
3) Bright colors not used for commercial purposes	<input type="checkbox"/>	No commercial uses
4) Concrete block shall be split-faced, ground-faced, or scored when facing street or public way. Discouraged around the plaza.	<input checked="" type="checkbox"/>	Concrete block is not being used.
5) Exteriors constructed of durable and maintainable materials with texture, pattern, or lend themselves to quality	<input checked="" type="checkbox"/>	The brick, cement fiber siding, precast veneer, and roof materials are all durable and easy to maintain and allow for detailing.

detailing.		
Optional		
6) Exterior materials have an integral color, patterning, and/or texture	<input checked="" type="checkbox"/>	The exterior materials have integral color, patterning, or texture.
7) Sustainable building materials and practices are strongly encouraged	<input type="checkbox"/>	Sustainable materials and practices continue to be encouraged.
3.2 Architectural Character		
Required		
1) A definitive, consistent Architectural Character. All primary facades consistent with Architectural Character	<input checked="" type="checkbox"/>	The row houses all have a definable architectural character and have been reviewed and found such by the City's consultant architect, Steve Coyle.
2) No mixing of Architectural Styles	<input checked="" type="checkbox"/>	Each building is consistently in a single style.
3) Secondary facades incorporate primary façade features over 25% of wall length	<input checked="" type="checkbox"/>	Materials including lap siding as well as windows with trim extend on all facades.
4) All visible sides have a similar level of quality and visual interest	<input checked="" type="checkbox"/>	A majority of the detailing and materials wrap around to the street facing side elevations of the buildings. Materials and details included on the front elevations such as finishes, trim, and window patterns are incorporated into the side elevations.
5) Accessory buildings designed and integrated into primary building	<input type="checkbox"/>	No accessory buildings are proposed.
6) Applicants encouraged to consult an architect or architectural historian regarding appropriate elements of architectural style	<input checked="" type="checkbox"/>	The row homes design has been reviewed by the City's consultant architect regarding appropriate elements of chosen architectural styles.
7) If not in an address, elevations not repeated on adjacent blocks	<input checked="" type="checkbox"/>	The proposal is for a single block and elevations are not repeated on an adjacent block.
3.3 Ground Level Building Components		
Required		
1) Building setbacks and frontage widths as required by Table V-1	<input checked="" type="checkbox"/>	The row houses will meet the setbacks established by Table V-1
2) Retail orientation towards street	<input type="checkbox"/>	Not applicable
3) Differentiating entrances for mixed use buildings	<input type="checkbox"/>	Not applicable

4) Entries have weatherproof roof covering appropriately sized but at least 4 feet deep and 4 feet wide	<input checked="" type="checkbox"/>	Weatherproof covering provided by proposed front porches and entrances are at least 4' by 4'
5) Any building lighting, is indirect or shielded	<input checked="" type="checkbox"/>	Lighting is shielded, typical porch light lighting.
6) Parking structures screened using at least two of the following: residential or commercial uses, decorative grill work, decorative artwork, vegetation	<input type="checkbox"/>	Not applicable, no parking structure proposed
7) Plaza address mixed-use buildings have canopy or awning	<input type="checkbox"/>	Not applicable
8) Reflective, heavily tinted, or other sight obscuring glass discouraged	<input checked="" type="checkbox"/>	Proposed glass is not reflective, heavily tinted or otherwise sight obscuring.
9) Landscaping or other screening provided when parking is between buildings and the street	<input checked="" type="checkbox"/>	Not applicable
Optional		
10) Create indoor/outdoor relationships	<input checked="" type="checkbox"/>	Courtyards help create an indoor/outdoor relationship.
11) Canopies and Awnings primary function is weather protection	<input type="checkbox"/>	Not applicable
4.1 Façade Components		
Required		
1) Windows and doors recessed 3 inches for shadowing or incorporate shutters (appear operable and sized for window), railing, and/or visible or substantial trim (contrasting material, color, or creates shadowing.)	<input checked="" type="checkbox"/>	Condition of Approval PDC 1 ensures conformance.
2) Balconies extend no more than 36"	<input type="checkbox"/>	Not applicable, none proposed on front elevations.
3) Shutters sized to appear operable at window and door openings	<input type="checkbox"/>	Not applicable, none proposed.
4) Except in the plaza address, balconies shall be at least 5 feet deep	<input checked="" type="checkbox"/>	No balconies are proposed.
Optional		
4) (<i>Note: Duplicate numbers</i>)	<input checked="" type="checkbox"/>	All individual windows are square or

<i>in published VCAS)</i> Individual windows square or vertical in proportion. An assembly of windows have horizontal proportion		vertical in proportion.
5) Materials changes occur at a horizontal line or at inside corner of two vertical planes.	<input checked="" type="checkbox"/>	Materials change at horizontal lines or corners
6) Every residential unit have outdoor living space.	<input checked="" type="checkbox"/>	All row home units have front courtyards and sideyards.
7) Expression of rainwater path	<input type="checkbox"/>	Not applicable
8) Building fronts uneven angles to accommodate shape of street	<input type="checkbox"/>	Not applicable
9) Wide opening windows	<input type="checkbox"/>	The applicant has not indicated details of window opening (optional)
10) Discourage use of high window sills	<input checked="" type="checkbox"/>	High window sills are not used
11) Finishing touches and ornament	<input checked="" type="checkbox"/>	The use of finishing touches and ornamentation is provided.
5.1 Fencing		
Required		
1) See all applicable sections of the Village Zone, including but not limited to Section 4.125(.14) Table V-4 Permitted Materials and Configurations and Section 4.125 (.05) D. Fences	<input checked="" type="checkbox"/>	Proposed fencing is shown on attached plans and will be constructed of allowed materials.
2) The following fencing requirements apply to all fences and walls located between rights-of-way and building lines.	<input checked="" type="checkbox"/>	Proposed fencing will comply.
3) Fencing shall be consistent with the Architectural Character of adjacent buildings, See Architectural Character, this section.	<input checked="" type="checkbox"/>	Fencing is consistent with the architectural character of the adjacent Row Houses as defined in other Architectural Pattern Books in Villebois.
4) Fencing controlling access to a courtyard, outdoor lobby, or other public entries shall be greater than 50% transparent.	<input checked="" type="checkbox"/>	Courtyard fencing is more than 50% transparent.
5) Fencing located within the first 2'0" setback from right-of-ways shall be greater than 50%	<input checked="" type="checkbox"/>	Proposed fencing located within the first 2'-0" setback from rights-of-ways will be greater than 50% transparent.

transparent.		
6) Fencing located within interior side yards or separating buildings on the same lot shall be offset 4'0" or greater behind the adjacent front building line.	<input type="checkbox"/>	No such fencing is proposed.
7) Posts, pilasters, columns, or bollards may extend an additional 8" above the maximum height of any allowed fencing.	<input checked="" type="checkbox"/>	No posts etc. are shown extending beyond the allowed height.
8) Fencing may not change height at corners. They must level top surfaces and transition at posts to maintain height as required by changes in grade elevation.	<input checked="" type="checkbox"/>	Does not change height at corners
9) Loading facilities, trash enclosures, and ground-level mechanical and utility equipment: These facilities shall be sited at the rear or side of buildings wherever practicable, and shall be screened where visible from the street. Screening shall match the adjacent development in terms of quality of materials and design. Such screening shall minimize light glare and noise levels affecting adjacent residential uses.	<input type="checkbox"/>	No such fencing is proposed.
Optional		
10) Fencing is encouraged to be consistent with building railing at balconies, decks, porches, etc.	<input checked="" type="checkbox"/>	Fencing on the front elevations is consistent with the architectural style of the Row Homes.

Landscape Standards

Landscape Code Compliance

Subsection 4.176 (.02) B.

- C4.** The applicant has not requested any waivers or variances to landscape standards. Thus all landscaping and screening must comply with standards of this section.

Landscape Area and Locations

Subsection 4.176 (.03)

- C5.** Landscaping is provided consistent with the Villebois Village Master Plan and SAP and PDP approvals. A variety of plant materials are used, with a limited but practicable use of native plant material.

Shrubs and Groundcover Materials

Subsection 4.176 (.06) A.

- C6.** Applicant's Planting Plan in their plan set, Exhibit B3, indicates the requirements established by this subsection will be met by the proposed plantings.

Plant Materials-Trees

Subsection 4.176 (.06) B.

- C7.** Applicant's Planting Plan in their plan set, Exhibit B3, indicates the requirements established by this subsection will be met by the proposed plantings.

Plant Material-Street Trees

Subsection 4.176 (.06) C.

- C8.** The street tree requirements in the SAP Central Community Elements Book meet or exceed these requirements, and therefore street trees meeting the Community Elements Book meet or exceed the requirements of this subsection.

Types of Plant Species

Subsection 4.176 (.06) E.

- C9.** The allowed plant materials are governed by the Community Elements Book. All proposed plant materials are consistent with the SAP Central Community Elements Book or otherwise approved as allowed in the Community Elements Book.

Exceeding Plant Standards Encouraged As Long as Vision Clearance Not Violated

Subsection 4.176 (.06) G.

- C10.** The selected landscape materials do not violate any height or visions clearance requirements.

Landscape Installation and Maintenance

Subsection 4.176 (.07)

- C11.** The installation and maintenance standards are or will be met as follows:
- Plant materials are required to be installed to current industry standards and be properly staked to ensure survival
 - Plants that die are required to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City.
 - Condition of Approval PDC 4 requires irrigation meeting the standards of this subsection.

Landscape Plans Required
Subsection 4.176 (.09)

C12. Landscape plans have been submitted with the required information. See Sheets L1 through L2 in Exhibit B3.

Landscape Standards

Completion of Landscaping before Occupancy
Subsection 4.176 (.10)

C13. All private open space requirements approved in Case File DB14-0057 through DB14-0065 are required to be completed prior to occupancy of 50% of the dwelling units, which including the built Carriage Homes is 7 homes, or 4 of the proposed homes.

Site Design Review

Excessive Uniformity, Inappropriateness Design
Subsection 4.400 (.01) and Subsection 4.421 (.03)

C14. *Excessive Uniformity:* The proposed building are different than adjoining blocks consistent with the Village Center Architectural Standards.

Inappropriate or Poor Design of the Exterior Appearance of Structures: The row houses are being reviewed for conformance with the Community Elements book and Village Center Architecture standards and have been professionally designed thus avoiding inappropriate or poor design.

Lack of Proper Attention to Site Development: The appropriate professional services have been used to design the development, demonstrating appropriate attention being given to site development.

Lack of Proper Attention to Landscaping: Landscaping has been professionally designed, and includes a variety of plant materials, all demonstrating appropriate attention being given to landscaping.

Purposes and Objectives of Site Design Review
Subsection 4.400 (.02) and Subsection 4.421 (.03)

C15. It is staff's professional opinion that the applicant has provided sufficient information demonstrating compliance with the purposes and objectives of site design review. This includes designing the site to in context of the site including size and location within the development. In addition, the row houses are consistent with the Community Element Book and Village Center Architectural Standards, which have previously been reviewed to ensure consistency with the Villebois Village Master Plan which has similar purposes and objectives as site design review.

Development in Accordance with DRB Approved Plans
Section 4.420

- C16.** Condition of Approval PDC 3 ensures construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. No grading or other permits will be granted prior to development review board approval.

Design Standards
Subsection 4.421 (.01)

- C17.** *Preservation of Landscaping:* Existing trees are being preserved, including in the right-of-way where the trees are healthy and preservation is practicable.
Relation of Proposed Buildings to Environment: The development is proposed to incorporate the natural slope of the site as much as practicable.
Drives, Parking and Circulation: The street and alley accessed garage parking is typical of row house throughout Villebois.
Surface Water Drainage: The project is part of the Villebois master planning efforts for that address surface water drainage, and the appropriate attention has been paid to surface water drainage including professionally prepared drainage reports. Condition of Approval PDC 5 requires soil preparation to meet the Villebois Rainwater Management Standards.
Utility Service: The necessary sanitary and storm sewer connections are provided, no above ground utility installations are proposed.
Advertising Features: No signs or advertising features are proposed.
Special Features: No special features, as listed, are proposed.

Applicability of Design Standards
Subsection 4.421 (.02)

- C18.** Design standards have been appropriately applied to all the site features including the buildings and landscaping.

Conditions of Approval to Ensure Proper and Efficient Site Function
Subsection 4.421 (.05)

- C19.** No additional conditions of approval are recommended.

Color or Materials Requirements
Subsection 4.421 (.06)

- C20.** No additional requirements for Color or Materials are recommended.

Submission Requirements
Section 4.440

- C21.** The applicant has submitted the required additional materials, as applicable.

Time Limit on Approval-2 Years
Section 4.442

C22. It is understood that the approval will expire after 2 years if a building permit hasn't been issued unless an extension has been granted by the board.

Landscape Installation or Bonding
Subsection 4.450 (.01)

C23. Landscaping will be required to be installed with the construction of the buildings.

Approved Landscape Plan
Subsection 4.450 (.02)

C24. Condition of Approval PDC 4 shall provide ongoing assurance this criterion is met.

Landscape Maintenance and Watering
Subsection 4.450 (.03)

C25. Condition of Approval PDC 4 will ensure landscaping is continually maintained in accordance with this subsection.

Modifications of Landscaping
Subsection 4.450 (.04)

C26. Condition of Approval PDC 4 shall provide ongoing assurance that this criterion is met by preventing modification or removal without the appropriate City review.

Request D: DB16-0030 Tentative Subdivision Plat

The applicant's findings in Section IIIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

As described in the Findings below, the applicable criteria for this request are met or will be met by Conditions of Approval.

Development Standards Applying to All Development in Village Zone

Block, Alley, Pedestrian, and Bicycle Standards
Subsection 4.125 (.05) A.

D1. The tentative subdivision plat shows blocks, alleys, pedestrian, and bicycle paths consistent with this subsection and the proposed PDP modification.

Access Standards
Subsection 4.125 (.05) B.

D2. Condition of Approval PDD 4 requires a non-access reservation strip on the street side of lots to ensure all lots take access from the alley rather than the street.

Open Space Requirements
Subsection 4.125 (.08)

- D3.** The tentative subdivision plat shows open space consistent with the requirements of the Village Zone and the proposed modified PDP. Consistent with the requirements of (.08) C. Condition of Approval PDD 7 requires City Attorney review and approval pertinent bylaws, covenants, or agreements prior to recordation.

Street and Improvement Standards

General Street Provisions
Subsection 4.125 (.09) A. 1.

- D4.** No new streets are proposed or required.

Access Drives
Subsections 4.125 (.09) A. 6. and 4.177 (.01) E.

- D5.** The tentative subdivision plat shows alleys of the width consistent with the modified PDP.

Land Division Authorization

Plats Review Authority
Subsection 4.202 (.01) through (.03)

- D6.** The tentative subdivision plat is being reviewed by the Development Review Board. The final plat will be reviewed by the Planning Division under the authority of the Planning Director to ensure compliance with the DRB review of the tentative subdivision plat.

Legally Lot Requirement
Subsection 4.202 (.04) A.

- D7.** It is understood that no lots will be sold until the final plat has been approved by the Planning Director and recorded.

Undersized Lots Prohibited
Subsection 4.202 (.04) B.

- D8.** No lots will be divided into a size smaller than allowed by the Village "V" zoning designation.

Plat Application Procedure

Pre-Application Conference
Subsection 4.210 (.01)

- D9.** A pre-application conference was held in accordance with this subsection.

Tentative Plat Preparation
Subsection 4.210 (.01) A.

D10. Sheet 4 of Exhibit B2 is a preliminary subdivision plats prepared by a licensed land surveyor, Travis Jansen.

Tentative Plat Submission
Subsection 4.210 (.01) B.

D11. The tentative subdivision plats have been submitted with the required information.

Phases to Be Shown
Subsection 4.210 (.01) D.

D12. The developer proposes execution of the development in a single phase, thus no phasing is shown.

Remainder Tracts to be Shown, All Land to be Accounted For
Subsection 4.210 (.01) E.

D13. All affected property has been incorporated into the tentative subdivision plat.

Street Requirements for Land Divisions

Master Plan or Map Conformance
Subsection 4.236 (.01)

D14. No new streets are proposed, surrounding master planned streets have previously been built.

General Land Division Requirements

Blocks
Subsection 4.237 (.01)

D15. The proposal is within an existing block.

Easements
Subsection 4.237 (.02)

D16. As shown on the preliminary plat, Sheet 4 of Exhibit B2, the required easements have been provided.

Lot Size and Shape
Subsection 4.237 (.05)

D17. Proposed lot sizes, widths, shapes and orientations are appropriate for the proposed development and are in conformance with the Village Zone requirements as discussed under Requests B and C.

Access

Subsection 4.237 (.06)

D18. Each lot has the minimum frontage on a street or open space as allowed in the Village Zone.

Lot Side Lines

Subsection 4.237 (.08)

D19. Side lot lines are at right angles with the front lot line.

Large Lot Divisions

Subsection 4.237 (.09)

D20. No future divisions of the lots included in the tentative subdivision plat are planned or anticipated.

Building Line and Built-to Line

Subsection 4.237 (.10) and (.11)

D21. No building lines or built-to lines are proposed or recommended.

Land for Public Purposes

Subsection 4.237 (.12)

D22. No property reservation is recommended as described in this subsection.

Corner Lots

Subsection 4.237 (.13)

D23. The proposed corner lot meets the minimum corner radius of ten (10) feet.

Lots of Record

Section 4.250

D24. The lot being divided is of record, and the resulting subdivision lots will be lots of record. The lot being divided is Lot 71 of Villebois Village Center No. 2 recorded in Clackamas County Records.

Public Improvements

Improvements-Procedures and Requirements

Sections 4.260 4.262

D25. The applicant has stated their intent to meet the requirements for all the types of improvements indicated in this subsection. Conformance with these requirements will be ensured through the Engineering Division's, and Building Division's, where applicable, permit and inspection process. All improvements to public facilities will be required to conform to the Public Works Standards. See Condition of Approval PFC 1 and Exhibit C1.