

**WILSONVILLE CITY HALL
DEVELOPMENT REVIEW BOARD PANEL A**

MONDAY, DECEMBER 8, 2014 - 6:30 P.M.

I. Call To Order:

II. Chairman's Remarks:

III. Roll Call:

Mary Fierros Bower
Lenka Keith
Simon Springall

Ken Ruud
Kristin Akervall
Council Liaison Julie Fitzgerald

IV. Citizen's Input:

V. City Council Liaison's Report:

VI. Consent Agenda:

A. Approval of minutes of November 10, 2014 DRB Panel A meeting

Documents: [November 10 2014 Minutes.pdf](#)

VII. Public Hearing:

A. Resolution No. 294.

Ridder House Offices Conditional Use Permit: KJD Properties - Owner. The applicant is requesting approval of a conditional use permit for a home business. The subject property is located on at 10050 SW Wilsonville Road on Tax Lot 1100 of Section 23B, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case Files: DB14-0066 - Conditional Use Permit

Documents: [Ridder House CUP SR.Exhibits.pdf](#), [Exhibit B1 Narrative.pdf](#), [Exhibit B2 Plan Sheets.pdf](#)

B. Resolution No. 295

Chateau Villebois: Stacy Connery, AICP, Pacific Community Design - Representative for J. Patrick Lucas, Chateau Villebois LLC - Applicant The applicant in requesting approval of SAP Central Refinements, PDP 2 Central Modifications, Variances for front setbacks and building height for Chateau Villebois, a Final Development Plan for Chateau Villebois and Tract R Pocket Park and a Final Development Plan for Lot 74 Carriage Homes. The site is located on Tax Lots 1900, 2200 and 2500 of Section 15AC, T3S, R1W, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files: DB14-0057 - SAP Central Refinements
DB14-0058 - PDP 2 Central Modification
DB14-0059 - Variance: Front Setback for Chateau Villebois
DB14-0060 - Variance: Building Height for Chateau

Villebois

DB14-0061 - Final Development Plan for Chateau Villebois
and
Tract R Pocket Park
DB14-0062 - Final Development Plan for Lot 74 Carriage
Homes

Documents: [Chateau Villebois SR.Exhibits.pdf](#), [Exhibit B1 Binder.pdf](#), [Exhibit B2 Plan Set.pdf](#)

VIII. Board Member Communications:

A. Results of the November 24, 2014 DRB Panel B meeting

Documents: [DRB B Nov 24 2014 Results.pdf](#)

IX. Staff Communications

X. Adjournment

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting.

- Qualified sign language interpreters for persons with speech or hearing impairments.
- Qualified bilingual interpreters.
- To obtain such services, please call the Planning Assistant at 503 682-4960

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, DECEMBER 8, 2014

6:30 PM

VI. Consent Agenda:

- A. Approval of minutes from November 10, 2014 DRB
Panel A meeting**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

**Development Review Board – Panel A
Minutes–November 10, 2014 6:30 PM**

I. Call to Order

Chair Mary Fierros Bower called the meeting to order at 6:30 p.m.

II. Chair’s Remarks

The Conduct of Hearing and Statement of Public Notice were read into the record.

III. Roll Call

Present for roll call were: Mary Fierros Bower, Simon Springall, and Kristin Akervall. Lenka Keith and Ken Ruud were absent. Councilor Liaison Julie Fitzgerald was not present.

Staff present: Blaise Edmonds, Barbara Jacobson, Daniel Pauly, Kristin Retherford, Nancy Kraushaar and Linda Straessle.

VI. Citizens’ Input. This is an opportunity for visitors to address the Development Review Board on items not on the agenda. There were no comments.

IV. City Council Liaison Report

In Councilor Fitzgerald’s absence, Blaise Edmonds, Manager of Current Planning, reported the following City Council actions:

- An Ordinance amending dog control regulations was adopted so that the City’s animal control regulations to reflect Clackamas County changes, especially in regards to barking dogs.
- An Ordinance amending the City Code’s Chapter 8 to add a Stormwater section was adopted
- City Council authorized the acquisition of a house located at the Boeckman Road “dip” in order to widen Boeckman Road and improve bicycle and pedestrian pathways.
- Council renewed City Attorney Mike Kohlhoff’s employment contract for one year.

VI. Consent Agenda:

- A.** Approval of minutes of the September 8, 2014 DRB Panel A meeting
The September 8, 2014 DRB Panel A meeting minutes were approved as submitted.

VII. Public Hearing:

- A. Resolution No. 292. City Property Annexation and Zone Map Amendment: City of Wilsonville – applicant.** The applicant is requesting approval of an Annexation and Zone Map Amendment from Rural Residential Farm Forest 5-Acre (RRFF-5) to Village (V) for City owned properties along Tooze Road and Grahams Ferry Road near the northwest corner of Villebois. The subject site located on Tax Lots 1100, 1101 and 1503 (formerly 1591) of Section 15, T3S, R1W, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files: DB14-0064 – Annexation
DB14-0065 – Zone Map Amendment

The DRB action on the Annexation and Zone Map Amendment is a recommendation to the City Council.

Chair Fierros Bower called the public hearing to order at 6:37 pm and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Chair Fierros Bower called for the Staff Report and recommendation.

Daniel Pauly, Associate Planner, stated that this application pertains to two properties in an area that the Board may be familiar with as they recently reviewed an 84-lot subdivision immediately adjacent these properties where they recommended to City Council the approval of an annexation and zone change for that subdivision application.

Using a PowerPoint presentation, Mr. Pauly described the properties under review tonight:

- The smaller of the two properties is a triangular piece along Grahams Ferry Road, adjacent the Calais at Villebois Subdivision.
 - * Polygon was unable to buy the property when they made the Calais at Villebois application due to questions surrounding the ownership of the property. Since then, the City bought the property as part of the plans to widen Grahams Ferry Road.
 - * The annexation and rezoning requests of this property is “cleaning up” the situation created with that previous annexation and zone change where the previous property ownership was in question.
- The larger property, also owned by the City, was originally purchased for a school site prior to moving the Lowrie Primary School site to the eastern part of Villebois.
- No one is living on the properties. It is all owned by one property owner, the City of Wilsonville, and we have permission from that property owner to annex it.

Mr. Pauly reviewed the annexation proposal:

- State Statute and City Ordinance allows the annexation process to go through a streamlined annexation procedure without election. It still requires an Ordinance to be adopted by City Council after a DRB recommendation.
 - * There is a Petition for Annexation as required by State Statute.
 - * There are few criteria for this proposal, all of which are met.
- Using a map shown via the PowerPoint, Mr. Pauly pointed out where the properties are in respects to the Villebois Village Master Plan.
 - * There are areas that are included in the Villebois Village Master Plan but will still be outside the city after this annexation including a Rural-Residential parcel between the larger, rectangular property and Calais at Villebois.

The City Staff recommendation is for a DRB recommendation to City Council for annexation.

Mr. Pauly reviewed the Zone Map Amendment proposal:

- It makes sense to rezone the property concurrently with the annexation so that there is not county zoning on property within the City.

- The City’s Comprehensive Plan already designates this property as “Residential Village”; so the rezoning is in accordance with the Comprehensive Plan.
- **Mr. Pauly** using the PowerPoint demonstrated what the Zone Map would look like once the annexation and zone change is complete.
- One of the criteria for Zone Map Amendments is that there is development planned within the next two years.
 - * Part of the smaller, triangular piece will become part of the Grahams Ferry Road right-of-way. The remainder will be “surplused” and is to have fencing and landscaping consistent with either side of what has already been annexed and rezoned; the likely person who would pursue this is the neighboring property owner and, if so, it would be installed at the same time as landscaping and fencing of Calais at Villebois which is under construction. No homes or other buildings would be allowed.
 - * Also associated with the Calais at Villebois, development has already occurred on a portion of the property previously bought for the school. There is an extension of a roadway to provide circulation into Calais at Villebois on the east side. So that development is already underway so that would qualify under the criteria of building that roadway within 2 years.
 - * The City, in working with the Calais at Villebois developer and other partners, is expecting to pursue development of the next regional park in the Villebois greenway, a portion of which would be on the larger of these two properties.
 - Mr. Pauly expects that to be within the next two years.
 - The rezoning of this property would enable that to not have to go through county jurisdiction to construct that park, but be able to work on that with the property to the south that is already in the city.
- Also in the Villebois Code, rezoning is typically done as part of a Preliminary Development Plan (PDP). The Specific Area Plan (SAP) is already approved for this area with anticipation of some future SAP amendments as well as a PDP. However the Code does allow rezoning to occur prior to the PDP; it just cannot occur after the PDP approval.

City staff recommends that the DRB support the Zone Map Amendment.

The Board members questioned Mr. Pauly regarding the Staff Report.

Mr. Springall, referring to the slide showing the Zone Map Amendment, questioned about the rectangular property.

- Mr. Pauly confirmed that the street and utilities are already being constructed on a portion of the property; it currently says that it is Paris Avenue, but it may end up being Ravenna Loop.
- Mr. Springall stated that when he visited the property, the boundary to the south of the property was confusing as the map in the meeting packet had not been very clear. It is a bit confusing with some of the land already being developed and we are just now annexing it. He was not sure how this process worked. He questioned if it was legal.
 - * Mr. Pauly explained it is just the streets that are being constructed. Houses cannot be built on the property until it is annexed. The City, through negotiations, granted right-of-way to the developer via a Development Agreement to support the construction of the right-of-way to provide access to future development on the City property.
 - Mr. Springall noted that there had been discussion about a piece of land that was needed for access during the hearing for the Calais at Villebois application. Mr. Pauly confirmed that this was the piece of property that was referred to during that hearing. Without this access

there would be only one in/out from this subdivision. This provides a connection to get traffic into the broader Villebois network.

- Using a map on a presentation slide, Mr. Pauly demonstrated the boundaries of the property in question; the northern edge of the forest is roughly where the property line is. The yellow part on the slide's map is the southern edge of the annexed area.
 - Mr. Pauly point out areas that were almost completely constructed and which area had not yet been constructed.
- **Ms. Akervall** referred to the map in the Staff Report, Exhibit A, and asked if Tax Lot 1203 was the parcel with the greenhouse and questioned about the status of the parcel. Mr. Pauly responded that there is a residence and a greenhouse located on the parcel and that it would likely remain outside the city until it is sold and developed at a future time.
 - Mr. Pauly stated that there is no additional development planned besides the few things he mentioned about the landscaping and fence in the triangular piece, the road that is being built, and the regional park.
 - * Any future residential development in here would be subject to SAP amendments, PDPs and FDPs typical of a Villebois process.

Chair Fierros Bower asked if Board members had any questions for the Applicant. When they indicated that they did not, she asked if the Applicant had anything to add to the discussion.

Kristin Retherford, Economic Development Manager, offered additional testimony regarding the context and timing of the phasing of what is being planned for these two properties.

- The City has recently declared the triangular piece as surplus, after it has been annexed into the city, we will move forward with the conveyance to the adjacent developer where it will be incorporated into the park.
- The City is working with the developer and with the adjacent property to the east side of the larger piece, which has the roadway on the southwestern boundaries under construction, for the dedication of the portion of their property and the City-owned property to form Regional Park 5. That is to be our next phase of development after annexation.
- The City is waiting for land values to rebound. They are getting closer to where they were when the City acquired the property, and expect within the next year or so we will be entertaining offers for the larger 10-acre parcel for residential development. She wanted to tie it all into the bigger picture for you.

Ms. Akervall questioned about the two-year rule; does the work on the road and doing the park fulfill or satisfy the two-year development requirement. Ms. Retherford responded that it would with the road construction and park development.

Chair Fierros Bower called for public testimony in favor of, opposed, or neutral to the application. Upon no response, she closed the public hearing at 6:55 p.m.

Mr. Springall confirmed that the DRB action was to be a recommendation of the annexation and rezone of the two properties. Barbara Jacobson, Assistant City Attorney, instructed that the motion was to approve the Resolution which was a recommendation to the City Council.

Simon Springall moved to approve Resolution No. 292, recommending the annexation and Zone Map Amendment to the City Council. The motion was seconded by Kristin Akervall and passed unanimously.

Chair Fierros Bower read the rules of appeal into the record.

VIII. Board Member Communications:

A. Results of the September 22, 2014 DRB Panel B meeting

Mr. Pauly explained that DRB Panel B approved building and directional signs during their last meeting which had a commercial advertising aspect in a residential zone. Otherwise building signs are not allowed in residential zones.

- The “Active Adults at the Grove” has been renamed to “Portera at the Grove.”
- Mr. Edmonds stated that he has been receiving phone calls from people asking about Portera at the Grove; there is a lot of interest in it.

IX. Staff Communications:

City Council is looking for new DRB appointees. November 21 is the deadline to apply; there are seven open DRB positions and one Planning Commission position.

X. Adjournment

The meeting was adjourned at 7:00 p.m.

Respectfully Submitted

Linda Straessle
Planning Administrative Assistant

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, DECEMBER 8, 2014

6:30 PM

VII. Public Hearing:

- A. Resolution No. 294. Ridder House Offices Conditional Use Permit: KJD Properties - Owner.** The applicant is requesting approval of a conditional use permit for a home business. The subject property is located on at 10050 SW Wilsonville Road on Tax Lot 1100 of Section 23B, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case Files: DB14-0066 – Conditional Use Permit

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 294**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A CONDITIONAL USE PERMIT FOR A HOME BUSINESS (RIDDER HOUSE OFFICES). THE SUBJECT PROPERTY IS LOCATED AT 10050 SW WILSONVILLE ROAD. THE PROPERTY IS DESCRIBED AS TAX LOT 1100 OF SECTION 23B, T3S, R1W, CLACKAMAS COUNTY, OREGON. KJD PROPERTIES, OWNER.

RECITALS

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared a report on the above-captioned subject dated December 1, 2014, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board at a regularly scheduled meeting conducted on December 8, 2014, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the Conditional Use Permit and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby approve the following application:

DB14-0066: Conditional Use Permit

The Board also adopts the staff report attached hereto as Exhibit A1, as amended, with findings, conditions and recommendations contained therein, and approves applications consistent with said recommendations.

ADOPTED by the Development Review Board Panel A of the City of Wilsonville at a regular meeting thereof this 8th day of December, 2014, and filed with the Planning Administrative Assistant on _____, 2014. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision unless appealed or called up for review by the council in accordance with *WC Sec 4.022(.09)*

Mary Fierros Bower, Chair
Development Review Board, Panel A

Attest:

Shelley White, Planning Administrative Assistant

Exhibit A1

**STAFF REPORT
WILSONVILLE PLANNING DIVISION
*Conditional Use Permit
Ridder House Offices*
DEVELOPMENT REVIEW BOARD PANEL 'A'
QUASI-JUDICIAL PUBLIC HEARING**

HEARING DATE: December 8, 2014
DATE OF REPORT: December 1, 2014

APPLICATION NO.: DB14-0066

APPLICANT/OWNER: KJD Properties

REQUEST: Conditional Use Permit to use an existing house as a "Home Business" including light duty offices associated with:

Wilsonville Concrete Products, Bernert Nursery, Marine Industrial Construction and KJD Properties.

LOCATION: The subject house is located at 10050 SW Wilsonville Road.

LEGAL DESCRIPTION: Tax Lot 1100 of Section 23B, T3S, R1W, Willamette Meridian, Clackamas County, Wilsonville, Oregon.

**LAND USE
DESIGNATION:** Comprehensive Plan Map Designation: Industrial

**ZONING
DESIGNATION:** Residential Agricultural - Holding (RA-H)

STAFF REVIEWERS: Blaise Edmonds, Manager of Current Planning; Don Walters, Plans Examiner and Steve Adams, Development Engineering Manager.

Applicable Review Criteria: Planning and Land Development Ordinance:

Sections 4.008 - 4.015	Administration Sections
Section 4.001 203	Parking Space
Section 4.001 122	<u>Home Business</u> definition
Section 4.120	Residential Agricultural – Holding Zone (RA-H)
Section 4.155	Parking (Table 5 for office parking, 2.7 per 1000 SF of office space, minimum)
Section 4.155(.02)K	Parking Lot Surface
Section 4.001(202)	Standard Parking Space
Section 4.167	Access, Ingress, and Egress
Section 4.179	Mixed Solid Waste and Recyclables Storage
Sections 4.184(.01)A(1 - 4)	Conditional Use Permit
Sections 4.430	Location, Design and Access Standards for mixed Solid Waste and Recycling Areas.

Other: Comprehensive Plan, Special Area of Concern ‘G’.

STAFF RECOMMENDATION: Approve the ‘Home Business’ Conditional Use Permit with Conditions of Approval beginning on page 4.



BACKGROUND:

The proposal is a Conditional Use Permit to use an existing house as office space for a “Home Business”. The previous tenant for over 30 years was Northwest Montessori School. The Montessori monument sign has been recently removed and the applicant does not intend to install a new sign.



Ridder House, ca. 1906. In Section II Background, page 3 of the project narrative (Exhibit B1) the applicant has provided detailed history about the house.

SUMMARY:

The proposed Conditional Use Permit is consistent with the provisions of the Comprehensive Plan and the requirements of Chapter 4 of the Wilsonville Code and other applicable policies of the City.

PROPOSED CONDITIONS OF APPROVAL

Based on the Findings of Fact and information included in this staff report, and information received from a duly advertised public hearing, staff recommends that the Development Review Board **approve** the application for a Conditional Use Permit subject to the conditions of approval below.

- PD = Planning Division Conditions**
- PF = City Engineering Division Conditions**
- BD = Building Division Conditions**

<u>Planning Division Conditions, Conditional Use Permit</u>
PD1. On the basis of findings 1 through 19, this action <u>approves</u> a Conditional Use Permit for a “Home Business” for offices associated with <i>Wilsonville Concrete Products, Bernert Nursery, Marine Industrial Construction and KJD Properties</i> located at 10050 SW Wilsonville Road, approved by the Development Review Board, and stamped “Approved Planning Division”.
PD2. The Applicant/Owner shall develop the minor site improvements in substantial compliance with the plans approved by the DRB, unless altered with Board approval, or minor revisions are approved by the Planning Director under a Class I Administrative Review process.
PD3. The Applicant/Owner shall stripe the proposed eight (8) 9’ x 18’ parking spaces on existing concrete or asphalt surface. The City Building Division regulates ADA parking and location. See finding 12.
PD4. The Applicant/Owner shall install a gate to access the solid waste and recyclables storage area of at least ten feet in width. See finding 18.
<u>City Engineering Division Conditions:</u>
Standard Condition:
PF1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards – 2014.
Specific Conditions:
PF2. This project was granted a waiver from traffic study by the City due to anticipated reduced impacts on Wilsonville’s transportation system.
PF3. The 2103 Transportation System Plan shows Wilsonville Road classified as a Minor Arterial at this location. The existing driveway access is non-conforming with desired 1,000 foot (minimum 600 foot) access spacing requirement. Applicant shall construct a new access which will connect the site to Industrial Way and shall no use the existing access to Wilsonville Road. Applicant shall wither construct a fire/utility access gate (Detail RD-1210) at this driveway and construct a standard curb and gutter (Detail RD-1055) and landscape strip.

Building Division Conditions:

BD 1. A CERTIFICATE OF OCCUPANCY shall be obtained before the occupancy of the office space.

BD 2. SCOPE. The main floor of this structure will be used as office space. The upstairs will not be used, as it does not meet code requirements for floor loading, access, and possibly other code requirements.

BD 3. A GRADING PERMIT will be required for the construction of the parking lot.

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.

Staff Report:

- A1. Findings of Fact, Proposed Conditions of Approval and Conclusionary Findings.
- A2. PowerPoint presentation.

Applicant's Written and Graphic Materials: *(Distributed Separately)*

B1. Project narrative, response findings, drawings and maps titled Ridder House Offices, dated October 22, 2014.

B2. Plan Sheets:

- Adjacent Parcels, aerial photograph.
- Floor Plan of the house
- Ridder House Site Layout
- Driveway Locations

Development Review Team:

- C1. City Engineering Division Conditions, dated Nov. 20, 2014.
- C2. Building Division Conditions, dated Nov. 20, 2014
- C3. Community Development Director, letter waiving traffic impact study, dated Nov. 13, 2014.

D1. General Correspondence:

- D1. Letters (neither For nor Against): None submitted
- D2. Letters (In Favor): None submitted
- D3. Letters (Opposed): None submitted

FINDINGS OF FACT

- 1. 120-Day Rule:** The statutory 120-day time limit applies to this application. The application was submitted on October 24, 2014. The application was deemed complete on November 10, 2014. Thus the City, including appeals, before March 9, 2015, must render a final decision.
- 2.** The applicant's proposal is consistent with Section 4.184. Conditional Use Permits – Authorization.

**DB14-0066: CONDITIONAL USE PERMIT
CONCLUSIONARY FINDINGS**

Section 4.009(.01) and 4.140(.07)(A)(1) Ownership: Who may initiate application

1. The application has been submitted by the property owner KJD Properties meeting the above criteria.

Sections 4.013-4.031, 4.113, 4.118, 4.124 Review procedures and submittal requirements

2. The required public notices have been sent and all proper notification procedures have been satisfied. The applicant has complied with these sections of the Code.

Section 4.120 – Residential Agricultural – Holding Zone (RA-H)

3. The subject property is designated Industrial on the Comprehensive Plan Map and is zoned Residential Agricultural – Holding Zone (RA-H). The RA-H Zone does not expressly allow commercial office use outright. Per Section 4.001 122 “Home Business” office use is allowed as a conditional use within the RA-H Zone. Proposed is a Conditional Use Permit to use an existing house as a “Home Business” including light duty offices associated with:

Wilsonville Concrete Products, Bernert Nursery, Marine Industrial Construction and KJD Properties.

Furthermore, the proposed office use will not conflict with the regulations prescribed for a future rezoning to the Planned Development Industrial Zone (PDI) found in Section 4.135.

Section 4.001 123. Home Occupation: “Home Occupation” means an occupation, profession, or craft, which is customarily incidental to or carried on in a dwelling place or premises and not one in which the use of the premises as a dwelling place is largely incidental to the business use. A home occupation is carried on by an immediate member of the family residing within the dwelling place. A home occupation shall require no structural alteration or changes to the exterior of the dwelling, and shall include no display of merchandise on the premises which can be seen from the exterior of the dwelling. Any instruction shall be limited to one pupil at a time. Noise, odor, smoke, gases, fallout, vibration, heat or glare resulting from the use shall not be of the intensity as to be detected outside of the containing structure. Traffic and parking are to be such as to give no outward appearance that a business is being conducted on the premises.

4. The proposed office use does not meet Section 4.001 123 “Home Occupation” because the applicant does not intend to conduct the office use by an immediate member of the family residing within the subject dwelling place. This criterion is not satisfied.

Section 4.001 122. Home Business: A business operating from a dwelling unit that does not meet the definition of a "Home Occupation" listed below, and for which a conditional use permit has been issued by the City.

5. This criterion stipulates that if a request does not meet the criteria in Section 4.001 123 to be reviewed as a "Home Occupation" so it can be submitted as a Conditional Use Permit application as a "Home Business". It is therefore being reviewed as a Conditional Use Permit under Section 4.184A(1 through 4). This criterion is satisfied.

Section 4.184. Conditional Use Permits – Authorization.

(.01) Conditional Use of property may be granted by the Development Review Board after concluding a public hearing as provided in Section 4.013. A land use that is "conditional" is one that is generally not compatible with surrounding uses unless mitigating conditions of approval are established. In acting on applications for Conditional Use Permits, the DRB may establish conditions of approval that are found to be necessary to implement the Comprehensive Plan or to assure compliance with the standards of this Code, based on information in the record.

A. Authorization to Grant or Deny Conditional Uses: A conditional use listed in this ordinance shall be permitted, altered, or denied in accordance with the standards and procedures of this Section. In judging whether a conditional use permit shall be approved, or determining appropriate conditions of approval, the Development Review Board shall weigh the proposal's positive and negative features that would result from authorizing the particular development at a location proposed, and to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

1. **The proposal will be consistent with the provisions of the Comprehensive Plan and the requirements of Chapter 4 of the Wilsonville Code and other applicable policies of the City.**
6. The subject property and house being considered in this application is identified in the Comprehensive Plan as being in Special Area of Concern 'G'. Special Area of Concern 'G' has several references to the applicant's Wilsonville Concrete Products operation. Underlined words below were emphasized by staff.

AREA G

"This area, located west of the railroad tracks and south of Wilsonville Road, contains a mix of planned and existing uses. Existing uses in the area include a concrete plant, building products distribution, and an office building which also houses a church. There are several houses and barns towards the south end of the area. The rest of the area is currently farmed, and includes Coffee Lake Creek, which flows to the Willamette River in this area."

"Wilsonville Concrete has conducted gravel and concrete operations at the south end of this area adjacent to the river since prior to the incorporation of the city. The plant is an aggregate resource-based operation that has relied upon the river for transport of raw materials, such as sand and gravel. Aggregate is not mined at the site, but it is brought there for processing. The continuing operation of the plant is important to meet the needs of the construction industry, which relies on the aggregate and concrete products. For that reason, there need to be provisions made to manage conflicts with neighboring uses and activities, while allowing for appropriate continued operations. At the same time, there will be a continuing need to provide for

appropriate modernization, including environmental protection as the operation continues within an increasingly urbanized setting.”

“The owners of the concrete/gravel operation have taken steps to mitigate the effects of their operation on nearby residential development and to separate the truck traffic from their operation from non-industrial traffic. Operational changes at the site will need to be carefully considered in relation to other long-term uses planned for this area. Future planning will need to balance and mitigate conflicts between potentially non-compatible uses. Continued urbanization of this area creates some inherent potential conflicts for which there is a need for creative and cooperative solutions.”

“The extension of Kinsman Road, south to Industrial Way, and extension of Bailey and/or 5th Streets, west at least to Industrial Way/Kinsman, would improve access to and from Old Town. It would also provide a signalized intersection for the industrial truck traffic generated to the south. An extension from Kinsman Road, west to Brown Road, would further enhance access and circulation in this area, providing an alternative to Wilsonville Road, which is congested during rush-hour times.”

“Improved access into and through this area could actually result in conflicts between industrial truck traffic and general commercial and residential vehicles. These conflicts will be exaggerated if pedestrian paths and bikeways are not adequately separated from other street improvements. Such anticipated conflicts could increase resistance to the cooperation necessary in developing streets south of Wilsonville Road and west of the railroad tracks. Therefore, the City will likely need to participate in a cooperative public/private partnership.”

“The West Side Master Plan also acknowledged public desire for more recreational access along the riverfront, and supported commercial and residential mixed-uses along the river frontage, east of Wilsonville Concrete and west of the railroad. This would also bring more non-industrial traffic and use into the area, although the various ravines provide separation between some of those uses. It should also be noted that those ravines provide important natural resource benefits to the area and will necessitate special designs for bridges or other crossings.”

“A portion of Area ‘G’ adjacent to Wilsonville Road was previously designated for commercial use. However, this designation conflicted with the city’s policy to avoid strip-commercial development. Therefore, that area was designated for industrial development in 1980. During the formulation of the West Side Master Plan, commercial and industrial activities were reconsidered. In particular, the frontage south of Wilsonville Road, just west of the railroad, was recommended to be zoned for offices as well as industrial uses.”

Design Objectives:

“1. Require master planning (Stage I) of large areas to provide long-term protection of the concrete/gravel operation, accommodate the city’s water treatment plant and associated water feature park, accommodate new compatible residential, industrial, and office development, and provide for continuity of design and coordination of uses. Note that residential

development at moderate densities may be one alternative to other uses that would otherwise generate excessive traffic on Wilsonville Road.

2. Provide coordinated access and circulation that accommodates industrial development, minimizes conflicts with residential neighborhoods, provides an alternate route for Boones Ferry Road and Old Town, and that helps to minimize congestion on Wilsonville Road, particularly where capacity is limited.

3. The city shall work with property owners to identify appropriate street alignments that provide needed access and circulation while serving adjacent properties and Old Town.

4. Provide buffering along the western perimeter of the area for adjacent residential developments. Buffering can be provided by open space, walls, or berms residentially sensitive buildings such as offices or light industrial; by visual barriers and sound control mechanisms and structures; or combinations thereof.

5. Maintain and enhance the aesthetic and environmental quality of Seely Ditch, Coffee Lake Creek, and the Willamette River.

6. Carefully limit incompatible uses in this area, while minimizing noise and air quality impacts on adjacent residential neighborhoods.

7. If possible, without damaging the viability of the railroad, minimize the disruptive and incompatible nature of the railroad, which abuts this area. Pursue appropriate commuter rail service, which ultimately may extend south of Wilsonville.”

7. Regarding Area ‘G’ Comprehensive Plan objectives the proposed Conditional Use Permit for offices are intended to support family business operations including concrete products manufacturing, wholesale nursery, marine industrial construction all of which operate on the applicant’s adjoining 90+ acre property. The applicant indicates that their offices are located in several locations from which they do their accounting. The subject Ridder House would serve as additional office space for their managers and administrative staff. In the professional opinion of staff the proposed light duty offices meets the low impact intent of Area ‘G’ to “manage conflicts with neighboring uses and activities, while allowing for appropriate continued operations.”

2. The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements and natural features.

8. The subject house was remodeled and including parking lot improvements to accommodate the previous Montessori pre-school. The applicant proposes minor site improvements including a new paved parking stall for the disabled, close off the main driveway at Wilsonville Road and to extend a new driveway at the southerly property line to connect to their private road - Industrial Way. The Community Development Director has waived the requirement for a traffic impact study. See Exhibit C3. The applicant does not propose to remove regulated trees for the proposed driveway. The removal of filebert trees (orchard trees) for the proposed new access drive are exempt from the City tree permit requirements.



Also proposed are minor interior house remodeling. The main floor will become the offices. According to the City Building Official the second floor is not structurally adequate to support offices and/or storage and should not be accessible. The applicant claims that the existing house and site is very accessible and it is more suitable for their employees. This criterion is met.

Description	Usage	Square Feet
Main Floor	Office Space	2796
Second Floor	Not Accessed	858
Covered Front Porch	Access	95
Covered Main Porch	Access	69
Side Porch	Access	30
Rear Porch	Access	50

3. All required public facilities and services exist, or will be provided, to adequately meet the needs of the proposed development.

9. Existing sanitary sewer and water services at SW Wilsonville Road adequately meet the needs of the proposed change of use to offices. This criterion is met.

4. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, or precludes the use of surrounding properties for the uses listed as permitted in the zone.

10. The existing 108 year old house is not listed on national or state registries of historic sites or structures but it is listed in the 1984 Clackamas County Cultural Resource Survey as the Ridder House. The survey also indicates that there has been additions; end wall chimney and a bay window was added at a later date. For the past 30 years the house was a Montessori pre-school. In staff's professional opinion, it is very encouraging that the applicant intends to preserve and make improvements to the house. The applicant indicates that there will be 6 to 8 administrative/management staff working out of the house during routine operating hours. Thus, the old Wilsonville character of the property would be preserved. This criterion is met.

Sections 4.400-4.450 Site Design Review

11. These criteria pertain to the purposes and objectives of Site Design Review under which this application is not evaluated. The subject application does not involve a new building or exterior remodel of the existing house. Other than minor parking lot improvements these criterion are not applicable.

Section 4.155 General Regulations-Parking, Loading & Bicycle Parking

12. Parking standards in Section 4.155 Table 5 requires minimum 2.7 parking spaces per 1000 sq. ft. of floor area for offices. Proposed is 2,796 sq. ft. of offices and associated space which requires 7.5 or 7 parking spaces. On page 13 of Exhibit B1 the applicant indicates that he has: "4 parking spaces designated on the existing concrete pad beside the house (3 regular and one ADA sized and posted space). Three additional parking spots are available in the asphalted area. More parking is available in the graveled area."

These parking spaces are not stripped and must be stripped to delineate 9' x 18' Parking Space required in Section 4.001 203. With proposed condition of approval PD3 this can be accomplished. The resulting total of 8 spaces exceeds the minimum 7 spaces required. The City Building Division regulates ADA parking and location.

Section 4.067 Access, Ingress, and Egress.

The applicant indicates on page 14 of Exhibit B1; "There are two access ways onto streets or private drives: 1) from Wilsonville Road (To be closed but available for emergency vehicle use [and to be available if property used for {or reverts to} residential {Current Zoning}usages] and 2) the new access from Industrial Way."

13. Condition PF3 requires the closure of the private driveway at SW Wilsonville Road because it is poorly situated for adequate sight vision.

PF3. “The 2103 Transportation System Plan shows Wilsonville Road classified as a Minor Arterial at this location. The existing driveway access is non-conforming with desired 1,000 foot (minimum 600 foot) access spacing requirement. Applicant shall construct a new access which will connect the site to Industrial Way and shall no use the existing access to Wilsonville Road.”

“Applicant shall wither construct a fire/utility access gate (Detail RD-1210) at this driveway and construct a standard curb and gutter (Detail RD-1055) and landscape strip.”

This criterion would be met with condition PF3.

Subsection 4.179: Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas.

14. The applicant indicates on page 15 of Exhibit B1: “We will continue to use the existing Mixed Solid Waste and Recyclables Storage On site. We have storage areas inside the fenced area adjacent to the building and the oversized parking area on site, including adequate space for mixed solid waste and source separated recyclables.”

Staff estimates 11.2 Sq. ft. for code compliance:

Use	Sq. Ft.	Calculation	Result (Sq. Ft.)
Office	2796	4/1000 SF of GFA	11.2

Section 4.430. Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas.

15. See findings 16 through 19.

4.430(.01 - .04)Section 4.430 Design of Trash and Recycling Enclosures: The following locations, design and access standards for mixed solid waste and recycling storage areas shall be applicable to the requirements of Section 4.179 of the Wilsonville City Code. Listed (.02) A. through (.04) C.

16. Subsection .02 requires that solid waste areas be located convenient for users as well as for collection vehicles. The applicant indicates that he has contact with Republic Services through their web-site page. However, the proposed parking plan on page 17 of Exhibit B1 shows one parking space directly in front of the trash enclosure that would restrict access to the hauler on collection days if a vehicle was parked there. In staff’s opinion this potential conflict would be best coordinated between the applicant and the franchise hauler.



Subsection .03 requires a six-foot high sight obscuring enclosure with a gate at least ten feet in width.

17. The applicant indicates on page 16 of Exhibit B1: “We intend to plant additional landscaping around of arborvitae around the storage area to visually shield the area with minimum 6 feet in height and well labeled.”

“The waste from the facility is expect to be a small amount of garbage (from lunches and associated activities) and primarily recycling (consisting of paper products). Adequate storage is available on site in the back yard area which will be landscaped and have sufficient access for the franchise hauler and to current city codes. Access will be available (unrestricted) to local haulers and we will install security system (video surveillance) to discourage and monitor vandalism.”

18. There is an existing chain link fence located between a solid waste storage container and the parking lot. The applicant/owner would need to install a gate of at least ten feet in width to provide unrestricted access to the hauler.

SUMMARY FINDING

19. As demonstrated in findings 1 through 18 the proposed conditional use meets, with the conditions of approval referenced therein, the applicable conditional use permit criteria.

**EXHIBIT A
PLANNING DIVISION
STAFF REPORT**

WILSONVILLE OFFICE PRODUCTS – TEMPORARY OFFICE

**DEVELOPMENT REVIEW BOARD PANEL ‘ A ’
QUASI JUDICIAL HEARING**

Public Hearing Date:

Date of Report:

Application Numbers:

Request A: DB14-0066

Property

Owners/Applicants:

PD = Planning Division conditions

BD – Building Division Conditions

PF = Engineering Conditions.

NR = Natural Resources Conditions

TR = SMART/Transit Conditions

FD = Tualatin Valley Fire and Rescue Conditions

Standard Comments:

PFA 1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2014.

Specific Comments:

PFA 2. This project was granted a waiver from Traffic Study by the City due to anticipated reduced impacts on Wilsonville’s transportation system.

PFA 3. The 2013 Transportation System Plan shows Wilsonville Road classified as a Minor Arterial at this location. The existing driveway access is non-conforming with the desired 1,000 foot (minimum 600 foot) access spacing requirement. Applicant shall construct a new access which will connect the site to Industrial Way and shall not use the existing access to Wilsonville Road.

Applicant shall either construct a fire/utility access gate (detail RD-1210) at this driveway location *or* shall demolish the existing driveway and construct a standard curb and gutter (detail RD-1055) and landscape strip.



**City of Wilsonville
EXHIBIT C1 DB14-0066**

Development Review Template

DATE: 11/20/14

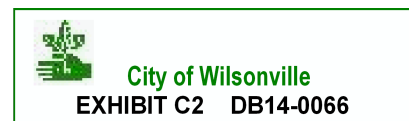
TO: BLAISE EDMONDS, DIRECTOR OF CURRENT PLANNING

FROM: DON WALTERS

SUBJECT: DEVELOPMENT REVIEW # DB14-0066

WORK DESCRIPTION: RIDDER HOUSE OFFICES. Changing old Montessori School building (E-occupancy) to business offices. (B-occupancy)

<u>Building Division Conditions:</u>	
BD 1.	A CERTIFICATE OF OCCUPANCY shall be obtained before the occupancy of the office space.
BD 2.	SCOPE. The main floor of this structure will be used as office space. The upstairs will not be used, as it does not meet code requirements for floor loading, access, and possibly other code requirements.
BD 3.	A GRADING PERMIT will be required for the construction of the parking lot.





Community Development
29799 SW Town Center Loop East
Wilsonville, OR 97070
Phone 503-682-4960
Fax 503-682-7025
TDD 503-682-0843
Web www.ci.wilsonville.or.us

November 13, 2014

Attn: Doug Gilmer, General Manager
WCP Inc.
P.O. Box 37
Wilsonville, Or. 97070

RE: ***Ridder House Conditional Use - 10050 SW Wilsonville Road
Request for Waiver of Traffic Study***

Dear Mr. Gilmer,

This letter is in response to your request for approval of a waiver of the requirement for a traffic impact study in association with the conversion of a 2,796 SF building located at 10050 SW Wilsonville Road (Tax Lot 01100, Map 31W23B) from its previous use as a private school to a proposed use of light office space.

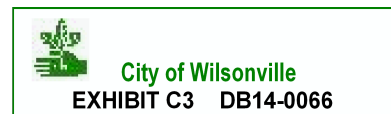
In your application request dated October 21, 2014 you have indicated that the change is use of the property to light office space, along with a change in access from Wilsonville Road (non-conforming access) to Industrial Way, will reduce traffic impacts to Wilsonville Road by over 130 trips per day. The Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition*, for land use 534, Private School (K-8), estimates 19 PM Peak Hour trips based on 2.8 K of building square footage. You have indicated that the estimated 6 employees to be located in these offices are currently employed by WCP Inc. and would simply be moving from current office space located at 31200 SW Industrial Way to the proposed new office location, thereby creating no changes in traffic impacts to Wilsonville's street network.

Based on the above findings, a recommendation to waive the Study will be forwarded to the Development Review Board (DRB). Irrespective of the Staff recommendation to waive the analysis, the DRB may determine that a Study is necessary to make a recommendation or decision concerning the proposed project. A copy of this letter is being forwarded to the Planning Division and will be entered into the land partition application.

Sincerely,

Nancy Kraushaar, P.E.
Community Development Director

cc: Chris Neamtzu, Planning Director
Steve Adams, Development Engineer Manager



Ridder House Offices

10050 SW Wilsonville Road, Wilsonville, OR
Conditional Use Permit Application

Prepared for:
City of Wilsonville
Community Development Department
29799 SW Town Center Loop E
Wilsonville, Oregon 97070

Prepared by:
KJD Properties
David J Bernert, PE
Joe Bernert

RECEIVED
OCT 24 2014

BY:.....

Conditional Use Permit to use Residential Facilities as light duty professional office space for family business including:

*Wilsonville Concrete Products, Bernert Nursery,
Marine Industrial Construction and KJD Properties*

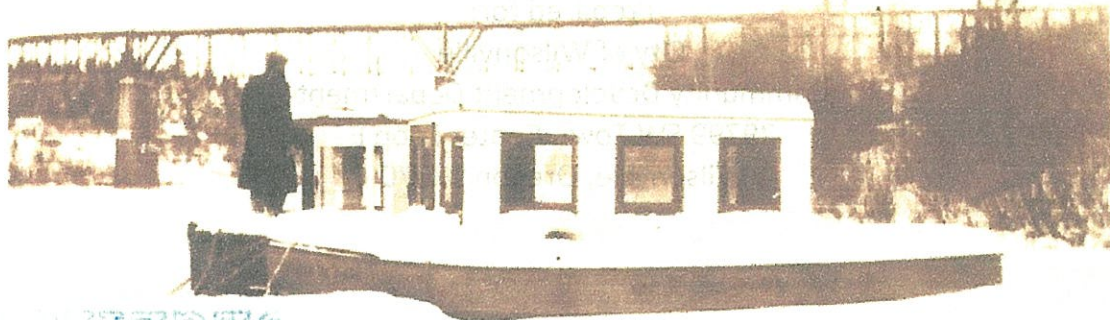
Bernert Nursery



October 22, 2014



City of Wilsonville
EXHIBIT B1 DB14-0066



The properties current owner's grandfather (Joseph Herman Bernert) on his tug with his brother (Albert Bernert) on tugboat's Rainbow and Sadie at Wilsonville in January of 1930 during the great freeze. Picture is located at Wilsonville on Willamette River by Oregon Electric Railroad Bridge (in background). Joe and Albert's father, Joe Bernert, started the company in the 1880s and currently the 5th generation of the family is still working on the river.

Contents

Section I. Summary.....	1
A. Project Location.....	1
B. Proposed Action.....	1
C. Applicant/Property Owner.....	1
D. Attachments.....	1
E. Development Ordinances.....	1
Section II. Background.....	3
A. Proposed Conditional Use Permit.....	5
B. The property.....	5
i. House Exterior.....	6
ii. House Interior.....	6
C. Improvements.....	6
D. Neighbors.....	6
Section III. Plans.....	7
A. Building Interior.....	7
B. Building Exterior.....	8
C. New Access / Driveway.....	10
i. Grading Plan.....	10
Section IV. Zoning Code.....	11
A. Home Business.....	11
i. Wilsonville Concrete.....	12
ii. Marine Industrial Construction.....	13
iii. Bernert Nursery.....	13
iv. KJD Properties.....	13
v. Owners.....	13
B. Parking.....	13
A. Access.....	14
B. Waste Storage.....	15
Appendix. House Joist for Main Floor.....	18

Section I. Summary

A. Project Location

Conditional Use Permit Revision for Property located at 10050 SW Wilsonville Rd, Wilsonville, OR 97070. The Tax Lot is 31W23B01100 R818798 and the site in Residential Zoning. The property has previously been under a Conditional Use permit for operation of Montessori School in Willamette Meridian Township 3 South, Range 1 West, Section 23 NW.

B. Proposed Action

The applicant is seeking a Conditional Use Permit on the Property located at 10050 SW Wilsonville Rd, Wilsonville, OR for a business operating for a dwelling unit. The house is owned by the applicant and the family based businesses own and operate on the adjoining properties. We propose light duty office space at the location with 6-8 administrative/management staff working out of the building during routine operating hours.

C. Applicant/Property Owner

KJD Properties
David J Bernert, PE
4131 Imperial Dr.
West Linn, OR 97068
503-723-9950
Dave.Bernert@hp.com



Figure 1 Ridder House located at 10050 SW Wilsonville Rd.

D. Attachments

Application form (development Permit, Traffic Study, Grading Permit), \$1,920.00 application fee, 10 copies of the site plan, drawn to scale on 11" x 17" sheet size including the house, driveways, parking spaces, trash enclosure location and proposed private road, and 10 copies of the project narrative and response findings to the above zoning criteria.

E. Development Ordinances

Ordinance identified by the City of Wilsonville in a pre-applicant meeting are outlined below.

Table 1. Development Ordinances

Wilsonville Ordinance	Description	Section in this Document
Section 4.001 122	<u>Home Business</u> : A business operating from a dwelling unit that does not meet the definition of a Home Occupation listed below, and for which a conditional use permit has been issued by the City.	Section IV.A Page 11-13
Section 4.155	Parking (Table 5 for office parking, 2.7 per 1000 SF of office space, minimum)	Section IV.B Page 13
Section 4.155(.02)K	Parking Lot Surface (1/2 concrete and remaining area in gravel lot).	Section IV.B Page 13
Section 4.001(202)	Standard Parking Space minimum of 6 9 feet x 18 feet parking spaces and 1 ADA space (16 feet x 20 feet)	Section IV.B Page 13-14
Section 4.167	Access, Ingress, and Egress	Section IV.C Page 14, Page 9
Section 4.179(.01)	Adequate Waste Storage	Section IV.D Page 16
Section 4.179(.06).B.1.	Mixed Solid Waste and Recyclables Storage	Section IV.D Page 16
Section 4.179(.07)	Contact Franchise Hauler (Republic Services)	Section IV.D Page 16
Sections 4.430(.02)(A – G)	Location, Design and Access Standards for mixed Solid Waste and Recycling Areas.	Section IV.D Page 16
Section 4.430(.03)(A – D)	Design Standards	Section IV.D Page 16
Section 4.4.30(.04)(A – C)	Access Standards	Section IV.D Page 16

Section II. Background

The house was originally built near the turn of the 20th century by the Charles Ridder Family (Photo from Emery Aden Collection). The Ridder family is an old West Linn Wilsonville (formerly Pleasant Hill) Family that farmed and operated a mercantile in the area. Other adjacent parcels owned by the applicants contain other portions of the original Ridder Farm, the historical Seely, Jobse Farm, and land that was farmed by members of the Young family (including the Graham, Zumwalt and others).



Figure 2 Charles Ridder 1915 (Source E. Aden)

This house is architecturally a western farm house style. These were common from the 1850 to 1920 and were historically one of the most common house styles in Wilsonville. The current owners recall numerous houses of this style prevalent in Wilsonville and adjoining rural areas during the 1960's through 1980's. However, the development of Wilsonville saw the majority of these houses disappear primarily due to the houses construction from softwoods and a higher demand for other land usage (and/or modern houses). The style typically one to 1 ½ story buildings with a classic center entrance with a front shed roof, wood clap siding, boxed eaves and multiple fire places. The owners pre-purchase inspection noted many modification to the house over the last century which had assisted in it preservation. The house has public plaque noting the local history.

Property was previously used as the Wilsonville Montessori School for several decades and was recently purchased by KJD Properties (David and Joseph Bernert). The Bernert family have major land holdings associated with their business operations located in Wilsonville, Oregon. The primary business operations are Wilsonville Concrete Products (WCP – founded in Wilsonville in the 1962) and Joe Bernert Towing (JBT) Marine [tugboats and dredges] operations founded originally in 1880's and located in Wilsonville since 1958.

KJD, WCP, JBT and land ownership with the Young Family account for a significant acreage of land in downtown Wilsonville between the Willamette River and Wilsonville Rd (see attached figure). The majority of the property is currently in high industrial (and zoned planned development industrial, and residential) and agricultural land use. Currently we have maintained our Residential Agricultural Holdings and Residential Zoned parcels in exclusive farm use (as filbert orchards, nursery land and native riparian zones) to serve as buffers between our industrial operations and neighbors.

Our operations predate the incorporation of the city. The WCP family of business currently support close to 80 full time jobs in Wilsonville. A major portion of the industrial facility is governed and regulated under the federal regulations (30 CFR Part 48) and has no access unless authorized and visitors receive safety training when the mining equipment is in operation. When mining operations are not on-going Occupational Safety and Health Administration (OSHA) regulations apply at the site.

Our offices are located in several locations from which we do our accounting (invoicing, bookkeeping), human resources, general management, estimating and other office work. The house at 10050 SW Wilsonville Rd would serve as additional office space for the management team. The location is significantly quieter and would allow access for meetings, office deliveries, and other business contacts without formal MSHA training.



Figure 3. Subject Parcel and adjacent land owned by applicant for family business

We would maintain offices in the industrial areas for supervisory staff including mechanics, dispatchers and trade occupations.

A. Proposed Conditional Use Permit

The applicant is seeking a Conditional Use Permit on the Property located at 10050 SW Wilsonville, Rd, Wilsonville, OR for a business operating for a dwelling unit. The house is owned by the applicant and our businesses are on the adjoining properties.

The applicant will keep the nature of the property intact and will change access to using a new driveway which enters the property for office use from Industrial Way reducing the traffic issues from Wilsonville Road.

The Wilsonville Planning and Land Development Ordinances (i.e. Zoning Code) is Chapter 4 of the Wilsonville Code. Table 1

are zoning decision criteria for the proposed Conditional Use Permit with additional narrative in the next section under House Business, Parking, Access and Waste Storage.



Figure 4. Back View of the Property including parking area and new location of access / driveway

B. The property

The residence at 10050 SW Wilsonville, Rd (i.e. the Old Montessori School) was originally built in 1906 and was recently purchased by KJD properties due to its adjacency to our other land holdings (see attached figure). The house is an old farm house and is 3654 square feet with 4 bed rooms and 3 bath rooms. The house is configured with large rooms that would function well for meeting room and the smaller bed rooms would work as office space for office workers in our operation.

i. House Exterior

We expect minor modifications or alteration to the interior of the building and none to the exterior.

ii. House Interior

The interior improvement are primarily associated with computer configuration (Ethernet connections) and placement of desks. A larger conference room which is only expected to be used occasionally would be configured in the main area (previously the large classroom). The Ridder house is 2796 square feet on the main floor that will be used as office space. There is 858 square feet in the second floor space that will not be used for office space.

C. Improvements

We would want to remove the existing signage on Wilsonville Road (the school enrolling sign and Montessori School sign). We would like to explore the possibility of removing (or reduce) the access from Wilsonville Rd. This access is on a very congested street and currently requires a difficult turn. The access to the back parking lot is available through our adjoining property and safer from Industrial Way from properties we currently own and have in agricultural uses. The only signage would be small and if placed would be on the Industrial Way road.

The property would be maintained with the current landscaping and good presentation.

Traffic access is expected to be nominal (and significantly less than previous uses). We would have between 5 to 7 cars at the location. Access from Industrial Way should improve access with nominal impact to Industrial Way (which is privately held by WCP –see attached map). We expect 7 to 8 people working in the office.

Industrial Way is a private road owned by Wilsonville Concrete which shares access with OrePAC and the City of Wilsonville (Tualatin Valley Water District) as access to the City of Wilsonville Water Treatment Plant. The road was constructed in 1972 to replace previous access to and from Brown Road (the old Haul road) when WCP owned all the property where the Water Treatment Facility is currently located. We sold this property (31 acres) to the city in 2000 (Document Number 2000-048871).

D. Neighbors

Below is a list of the directly adjacent land Owners

- Thomas Bernert, PO Box 37, Wilsonville, OR 97070
- Joe Bernert Towing Company

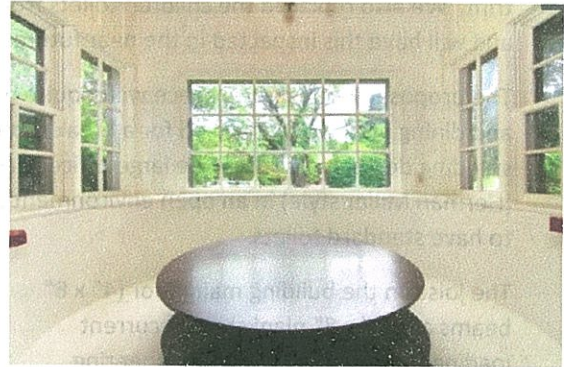


Figure 5. Dining Room used for Lunch Room



Figure 6. Bedroom to be office

Across the street (roadway has a median with trees and shrubs planted)

- Montebello Associates, 1320 Lewis Street SE, Salem, OR 97302

Properties within 500 feet of access:

- Inland Empire Investments, 30160 SW Orepac Rd, Wilsonville, OR, 97070
- Jerry C Reeves, 15055 SW Sequoia Parkway, Suite 180, Tigard, OR, 97224
- City of Wilsonville, 30000 SW Town Center Loop, East, Wilsonville, OR
- Multiple Properties owned by Bernert and Young Family

Section III. Plans

Attached are the detailed plans for the improvements and usages associated with the conditional use permit.

A. Building Interior

The house has been moderately well maintained and has large rooms. It has single pane wood windows and plaster walls. The exterior of the house is painted red with white trim and needs maintenance painting. The interior walls are white with a few built-ins (bookcases) and 2 full size fire places. The pre-purchase inspection indicated the parcel in good condition. The owners have started minor/major improvements including painting and additional re-enforcement, replacing water damaged siding, and trim. We also replaced the children toilets from the previous use as a pre-school with full sized toilets and will have this inspected in the near future.

The proposed use as office space will require no interior changes to the building. The existing kitchen and dining area would be used for a break room. Smaller rooms would be used as offices with free standing desks and chairs. The large office spaces would be configured with cubical with built desks (Herman Miller style) in an open environment (low walled cubes). The bathrooms have been modified to have standard toilets.

The joist on the building main floor (4" x 8" beams and 2" x 8" planks) meet current loading for office space (the engineering calculations are presented in the appendix).

Below is the floor plan with the proposed office spaces (large format attached).

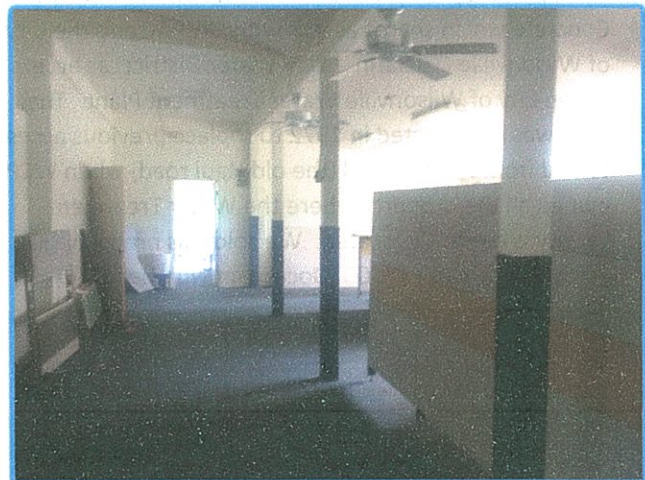


Figure 7. Modular Cubes in large living room

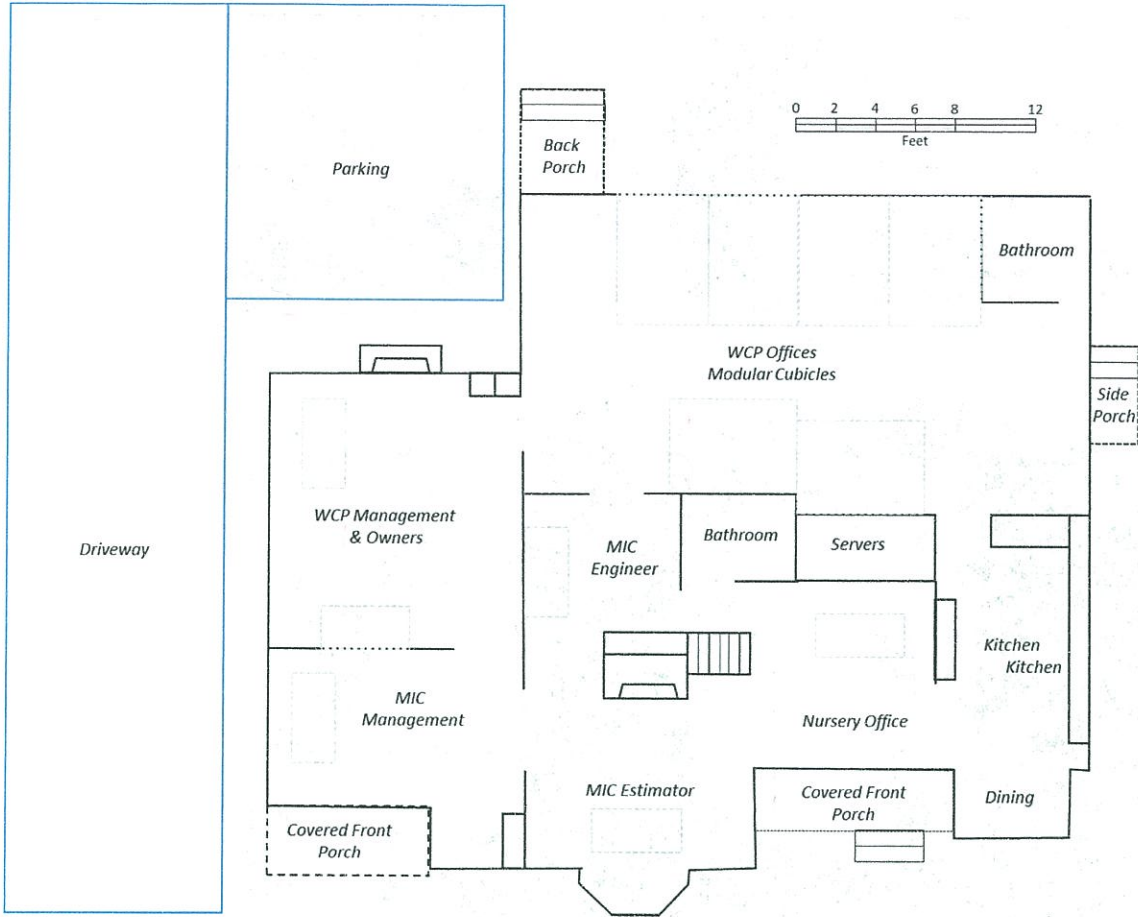


Figure 8. Floor plan with driveway and parking

The second floor of the building will not be used.

B. Building Exterior

Note that this application expects:

- No vegetation or tree removals
- No additional signs
- No Impacts to Significant Resource Areas (Wetland, Streams, etc)

No mechanical engineering infrastructure including utilities and or right of ways

C. New Access / Driveway

It will be critical to improve the access to the facility. The current access to the residential site is off Wilsonville road and was needed since all adjoining parcels were not available. The Wilsonville Road requires a sharp turn on a road with heavy traffic. The 2013 Traffic plan indicates Wilsonville Rad has over 500 vehicles per hour peak volume near this site. The previous conditional use had several teachers and up to 30 students accessing the site on the existing driveway.

The new (proposed) access will go through 2 tax lots we currently own:

- 31W23B 01300 – Primarily a 5 acres filbert orchard
- 31W23B 00800 – Primarily a 1 acre field of nursery and filbert loading area

The new access will be over an existing tractor roadway and will be increased slightly in width with the removal of some shrubs. No trees will be removed for the improvements. The soils at the road location are primarily Willamette with a small amount of Latourell (Clackamas County Soil Survey). The soils are flat and well drained.

Engineering Properties

Clackamas County Area, Oregon

[Absence of an entry indicates that the data were not estimated. This report shows only the major soils in each map unit]

Map symbol and soil name	Depth	USDA texture	Classification		Fragments		Percent passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	>10 Inches	3-10 Inches	4	10	40	200		
	<i>In</i>				<i>Pct</i>	<i>Pct</i>					<i>Pct</i>	
88A: Willamette	0-20	Silt loam	ML	A-4	0	0	100	95-100	95-100	95-100	35-40	5-10
	20-58	Silty clay loam, silt loam	CL	A-7	0	0	100	95-100	95-100	95-100	40-50	15-25
	58-85	Silty clay loam, silt loam	ML	A-6	0	0	100	95-100	95-100	95-100	35-40	10-15

Engineering Properties

Clackamas County Area, Oregon

[Absence of an entry indicates that the data were not estimated. This report shows only the major soils in each map unit]

Map symbol and soil name	Depth	USDA texture	Classification		Fragments		Percent passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	>10 Inches	3-10 Inches	4	10	40	200		
	<i>In</i>				<i>Pct</i>	<i>Pct</i>					<i>Pct</i>	
53A: Latourell	0-15	Loam	ML	A-4	0	0	100	95-100	90-95	70-80	20-30	NP-5
	15-48	Loam	ML	A-4	0	0	100	95-100	90-95	70-90	20-30	NP-5
	48-80	Gravelly sandy loam, very gravelly sandy loam	GM, SM	A-1	0	0	40-75	25-60	15-40	10-25	0-14	NP

i. Grading Plan

A site grading permit is outlined below for the access / driveway. The roadway is in three primary sections:

1. North – South extent for 270 feet with a grade of 0.6%, an elevation change of 1.5 feet
2. West Side East - West extent for 200 feet with level grade

3. East Side East – West extent for 205 feet with grade 2.9%, an elevation change of 6.0 feet

The road will be 25 feet in width and cover 16,875 square feet. Less than 2 to 4 inches of material will be excavated / graded for the base. This is 156 cubic yards of dirt. The road will have a 4" base (or other best available base material) and 6" of ¾" minus crushed rock on the surface (521 cy). The road will be graded and crowned with a ½" per foot grade. Drainage on the side of the road will be connected with existing drainage.

Including two (2) sets of complete construction specifications.

Physical Soil Properties

Clackamas County Area, Oregon

[Entries under "Erosion Factors--T" apply to the entire profile. Entries under "Wind Erodibility Group" and "Wind Erodibility Index" apply only to the surface layer. Absence of an entry indicates that data were not estimated. This report shows only the major soils in each map unit.]

Map symbol and soil name	Depth <i>In</i>	Sand <i>Pct</i>	Silt <i>Pct</i>	Clay <i>Pct</i>	Moist bulk density <i>g/cc</i>	Saturated hydraulic conductivity <i>microm/sec</i>	Available water capacity <i>In/In</i>	Linear extensibility <i>Pct</i>	Organic matter <i>Pct</i>	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
88A: Willamette	0-20	---	---	20-27	1.20-1.40	4.00-14.00	0.19-0.21	0.0-2.9	3.0-5.0	.32	.32	5	6	48
	20-58	---	---	25-35	1.20-1.40	4.00-14.00	0.19-0.21	3.0-5.9	1.0-3.0	.43	.43			
	58-65	---	---	20-30	1.20-1.40	4.00-14.00	0.19-0.21	0.0-2.9	0.0-0.5	.43	.43			

Physical Soil Properties

Clackamas County Area, Oregon

[Entries under "Erosion Factors--T" apply to the entire profile. Entries under "Wind Erodibility Group" and "Wind Erodibility Index" apply only to the surface layer. Absence of an entry indicates that data were not estimated. This report shows only the major soils in each map unit.]

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										Kw	Kf	T		
52A: Latacurell	0-15	---	---	9-14	1.35-1.40	4.00-14.00	0.15-0.21	0.0-2.9	2.0-3.0	.37	.37	4	5	56
	15-46	---	---	18-22	1.35-1.55	4.00-14.00	0.15-0.21	0.0-2.9	0.5-2.0	.43	.43			
	46-60	---	---	5-10	1.35-1.45	14.00-42.00	0.04-0.10	0.0-2.9	0.0-0.5	.20	.28			

Section IV. Zoning Code

The related zoning decision criteria/findings are outlined below:

A. Home Business

Currently the owners of the subject property at (10050 SW Wilsonville, Rd) is KJD Properties which is owned by David J Bernert and Joseph A Bernert. The Bernert's also own adjacent parcels and the businesses that operate on these parcels. These properties and businesses have been located on the adjoining parcels prior to the incorporation of the city in 1969.

The primary business is Wilsonville Concrete Products (WCP) which has a facility on the adjacent lands that is currently used as an active industrial land use (mining activities). Our residential land holdings

are serving as a buffer around these properties and are in primarily agricultural uses including filbert orchards, nursery stock and native riparian zones.

The current family of business owned by the Bernert's in Wilsonville on the adjacent parcels are:

- Wilsonville Concrete Products – a concrete and aggregate processing company. The website is <http://wilsonvilleconcrete.com/>
- Bernert Nursery – a wholesale nursery with planting 20 acres in Wilsonville and additional land in Canby and Aurora. The website is <http://www.bernernursery.com/index.html>
- KJD Properties – a property holding company
- Marine Industrial Construction, LLC (formerly known and working since the 1880s as Joe Bernert Towing). The web site is <http://marineindust.com/>

The office will provide a small administrative office space for 7 to 8 individuals who are all primarily management related staff, a meeting room and some limited storage for office filings. This is expected to include computer, printer, copying and other related office support and supplies. The businesses being served by this office space will include:

- Bernert's Nursery -
 - Vice President's (also Sales and Support Manager) Office Space
- Wilsonville Concrete Products
 - General Manager's Office (and owner office space)
 - Controller / Bookkeeping Office Space
 - Human Resources
- Marine Industrial Construction
 - Vice President
 - Estimator
 - Engineer (Civil)
- Administrative (Clerical/receptionist) support for entire suite of companies

The companies' General Manager's office would also include office space for the companies' primary owners (David Bernert, PE and Joseph A Bernert). However, they currently have full time jobs with Hewlett Packard and on faculty at Oregon State respectively and typically do not routinely work in the office. However, these offices (which are to be combined with the General Manager), can serve for meeting with upper management and/or related functions.

Additional information on each Business is outlined below:

i. [Wilsonville Concrete](#)

Wilsonville Concrete provides concrete and aggregate products in the Portland and Salem Markets. It is primarily located in Wilsonville, Oregon and has roughly 60 employees. It has gravel plants located in Wilsonville and Salem, ready mix batch plants in Wilsonville, Salem, Beaverton, and Carver in addition to mines in operates in St Paul, Dayton, and Salem. It also has a marine terminal in Wilsonville for loading and unloading bulk commodities such as sand and gravel. Mining and trucking equipment are dispersed between the locations. The primary offices are currently located in Wilsonville, OR.

ii. Marine Industrial Construction

Marine Industrial Construction, LLC (formerly known as Joe Bernert Towing) is a marine construction and dredging company. It has a marine terminal and moorages in Wilsonville and in the Portland Harbor (near Freemont Bridge on the Willamette). It has numerous tugboats, dredges, barges and construction equipment. The primary offices are currently located in Wilsonville, OR.

iii. Bernert Nursery

Bernert Nursery has 20 acres in nursery in Wilsonville, with additional fields in Aurora and Canby including 100,000 square feet of greenhouse and a 5 acres can yard across the river from Wilsonville on Butteville Road. The wholesale nursery shipped 20 semi-trucks of plants out annually and the primary offices are currently operated from the owner's house.

iv. KJD Properties

KJD Properties is a land management holding company that has been previously run out of the owners' homes.

v. Owners

Both the Primary owners, since they have other full time employment (Dave is a Chief Technology Officers for Hewlett Packard and Joe is Research Faculty at Oregon State University/Portland State University (Campus), currently perform work from their respective homes. The Wilsonville office provides office space for their additional responsibilities.

No major modification of the house's structural, electrical, plumbing, or mechanical components.
Zoning decision criteria

B. Parking

Parking (Table 5 for office parking, indicates 2.7 per 1000 SF of office space, minimum). The office space (the entire square footage of the first floor including office, bathroom, passageways and lunch room facilities) is 2,796 square feet. This requires 4.6 to 7.1 parking spaces. We will have 4 parking spaces designated on the existing concrete pad beside the house (3 regular size and one ADA sized and posted space). Three additional parking spots are available in the asphalted area. More parking is available in the graveled area.

We have designed improvements to the parking lot to ensure enough parking space is available. The parking lot surface allows the maneuvering of cars shall and is surfaced with asphalt and concrete.



Figure 10. Concrete Parking pad for ADA Space

The permanently surfaced and marked area not less than nine (9) feet wide and eighteen (18) feet long, excluding paved area necessary for access, for the parking of a motor vehicle. One space will be signed for ADA and will be at least 16 feet x 20 feet.

Additional space is available in the parking area (a gravel area of 100 feet by 100 feet) which allows vehicles to turn around. The existing driveway will not be used but can served as a delivery zone adjacent to the house. This also provides additional turn around access and access to the waste storage.

The new access is located away from the city sidewalks will minimize all conflicts with pedestrian traffic. No pedestrian access is expected on the access road and the roadway, parking lot, and former driveway allow good access and flow to the site.

The Parking areas will be large enough to allow oversized vehicle parking, if needed. Additional parking is also available in our adjacent industrial area truck parking lot.

A. Access

Access including ingress and egress at the site is very good. Currently there are 4 access doors to the facility including a main front door, and secondary front door, a side exit and a rear exit. The rear exit will be modified to be ADA accessible. The primary access will be from the main front entrance (street traffic which is expected to be nominal) and the main rear entrance. These accesses are consistent with the public's health, safety and general welfare for the site.



Figure 11. Rear porch to upgrade to ADA ramp.

There are two access ways onto streets or private drives: 1) One from Wilsonville Road (to be closed but available for emergency vehicle use [and to be available if property used for {or reverts to} residential {Current Zoning} usages] and 2) the new access from Industrial Drive.

Previous uses had roughly 125 trips per day Monday through Friday using the Wilsonville Road access (Montessori School) and the new access is expected to have 14 trips per day maximum Monday thru Thursday from Industrial Way and no traffic from Wilsonville Road.

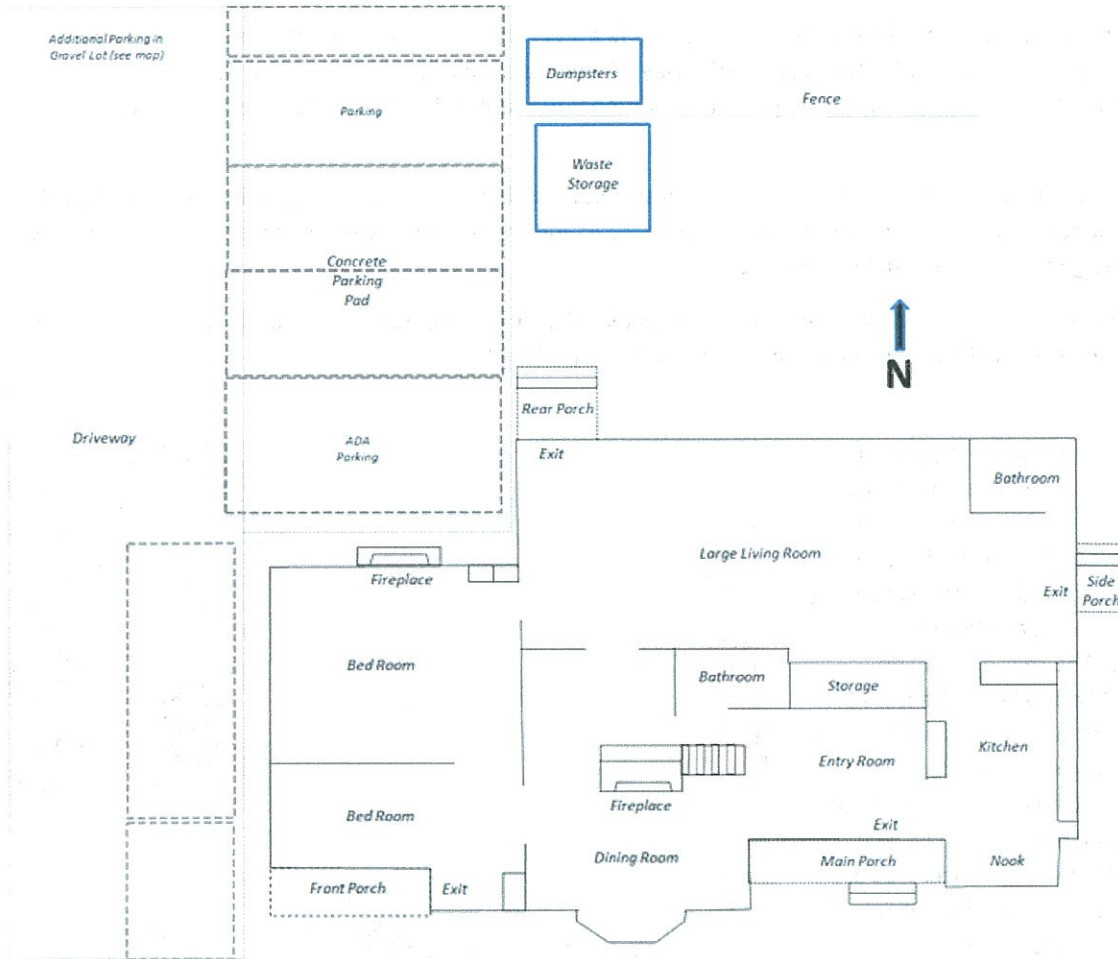


Figure 12 Location of Parking spots, waste disposal and old driveway

B. Waste Storage

We will continue to use the existing Mixed Solid Waste and Recyclables Storage on site. We have storage areas inside the fenced area adjacent to the building and the oversized parking area on site, including adequate storage space for mixed solid waste and source separated recyclables. In Wilsonville, Offices require at least



Figure 13. Existing disposal bins

Office: Four square feet per 1,000 square feet gross floor area. With 2796 square feet this means at least 11.2 square feet. We have contact with the Wilsonville Franchise Hauler (Republic Services)

- <http://www.republicservices.com/site/wilsonville-or/en/pages/location.aspx>

We intend to plant additional landscaping around of arborvitae around the storage area to visually shield the area with a minimum of 6 feet in height and well labeled.

The waste from the facility is expect to be a small amount of garbage (from lunches and associated activities) and primarily recycling (consisting of paper products). Adequate storage is available on site in the back yard area which will be landscaped and have sufficient access for the franchise hauler and to current city codes. Access will be available (unrestricted) to local haulers and we will install security system (video surveillance) to discourage and monitor vandalism.



Figure 14. Location of Parking spots, waste disposal and old/new driveways

Appendix. House Joist for Main Floor

This analysis was performed by Greg Kolbe, Civil Engineer from Portland State (EIT in progress) and calculations review by Dave Bernert, P.E.

Greg Performed field work, data collection and calculation, presented below.

This includes a detailed assessment under the house (i.e. accessing the crawl space to measure the dimensions for joists and rafters). During the assessment it was determined that there are two sections of the house that are supported in two different ways: One section with 2" x 8" the other uses with 4" x 8" wood beams.

The process is outlined below:

1. Verify Building Codes
 - a. Oregon Structural Specialty Code
 - i. Section 1606.2 Design Dead Loads – “In the absence of definite information, values used shall be subject to the approval of the building official”. We could take the time to try and calculate dead loads but given this stipulation I thought it would be much quicker to use the standard dead loads given in my span tables. These should check out just fine. **Approximately 10 PSF**
 - ii. Table 1607.1 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS AND MINIMUM CONCENTRATED LOADS – **Office Use: 50PSF or 2,000 lbs.**
 2. 2" x 8" Measurements
 - a. Spacing: 24" O.C.
 - b. Span: ~ 12' – However, there are intermediate supports which effectively bring the span down to ~ 6.
 - c. According to the Span Table with Deflection Limit of L/360, a 2" x 8" Joist with 24" spacing can have an 8'-3" Span with a Modulus of Elasticity = 800,000 psi and Fb = 936. Assuming the wood used is either Douglas Fir No. 1 or No. 2 we are well within these limits and can conclude that this section of structural support is within building code.
 3. 4" x 8" Measurements
 - a. Spacing: 48" O.C.
 - b. Span: ~ 8'
 - c. There are no values for appropriate spans in the above mentioned tables for joists. However I did manage to find a document from the same source concerning Wood Beams. In order to use these tables it was first necessary to calculate the Required Fb using this equation.

$$M = \frac{WL}{8} = \frac{2,000lb \times 8'}{8} \times \frac{12''}{1'} = Fb \times S$$

Where S is the section modulus of the beam

$$S = \frac{W \times H^2}{6} = 32.8125 \text{ cubic inches}$$

Finally

$$Fb = \frac{M}{S} = 731 \text{ psi}$$

- d. If we use this value of Fb coupled with the 4" x 8" Beam we go to the chart and find the closest match. What I find is Fb of 900 (being the smallest value on chart). If we go down to the 4 X 8 beam for an 8' span we see that this beam is capable of withstanding 2,299 lbs. and is well within the building code standards for concentrated loading.

Based on our findings we conclude that the floor is up to code. Attached all of the sources, including: the Building Code, Span Tables and Wood Strength Charts used for the 2" x 8" Joists and the Span Tables and Equations used for the 4" x 8" Beams.

Sources:

2012, Design Values for Joist and Rafters, Supplement to Span Tables for Joist and Rafters, American Wood Council, Leesburg, VA.

2012, Design Values for Joist and Rafters, American Softwood Lumber Standard (PS 20-10) Sizes, American Wood Council, Leesburg, VA.

2014 Oregon Structural Specialty Code, Chapter 16, Structural Design, Salem, OR.
1992 Revised, Wood Structural Design Data and Wood Beams – Safe Load Tables, American Wood Council.



Shaded Areas owned by Applicant

Subject Parcel



WCP

Adjacent Parcels	WCP, MIC and KJD Properties
Conditional Use Application	Prepared by J.A. Bernert
Date: 10/20/2014	Reviewed by Dave Bernert, P.E.

Bernert Nursery



RECEIVED
OCT 24 2014

City of Wilsonville
EXHIBIT B2 DB14-0066

BY:.....

Additional Parking
in Gravel Lot (see map)

Parking

Dumpsters

Fence

Waste
Storage

Concrete
Parking
Pad

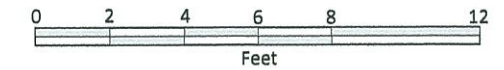
Description	Usage	Square Feet
Main Floor	Office Space	2796
Second Floor	Not Accessed	858
Covered Front Porch	Access	95
Covered Main Porch	Access	69
Side Porch	Access	30
Rear Porch	Access	50

Driveway
(Asphalt)

ADA
Parking

Rear Porch

Scale: 1/4" = 1'



Property Located at:
10050 SW Wilsonville Rd,
Wilsonville, OR 97070

Tax Lot: 31W23B01100
R818798

Note: Second floor access will
be closed off (doorway
installed) due to insufficient
joist in floor structure.

Parking

Fireplace

Exit

Bathroom

Large Living Room

Exit

Side
Porch

Bed Room

Bathroom

Storage

Parking

Bed Room

Fireplace

Entry Room

Kitchen

Dining Room

Exit

Nook

Front Porch

Exit

Main Porch



Ridder House Office Space Use
Conditional Use Application
Date: 10/20/2014

WCP, MIC and KJD Properties
Prepared by J.A. Bernert
Reviewed by Dave Bernert, P.E.

Bernert Nursery





Bernert Nursery



Ridder House Site Layout
 Conditional Use Application
 Date: 10/20/2014
 WCP, MIC and KID Properties
 Prepared by J.A. Bernert
 Reviewed by Dave Bernert, P.E.



Driveway Locations (Soils & Elev.)	WCP, MIC and KID Properties
Conditional Use Application	Prepared by J.A. Bernert
Date: 10/20/2014	Reviewed by Dave Bernert, P.E.



DEVELOPMENT REVIEW BOARD MEETING

MONDAY, DECEMBER 8, 2014

6:30 PM

VII. Public Hearing:

B. Resolution No. 295. Chateau Villebois: Stacy Connery, AICP, Pacific Community Design – Representative for J. Patrick Lucas, Chateau Villebois LLC – Applicant. The applicant is requesting approval of SAP Central Refinements, PDP 2 Central Modifications, Variances for front setbacks and building height for Chateau Villebois, a Final Development Plan for Chateau Villebois and Tract ‘R’ Pocket Park and a Final Development Plan for Lot 74 Carriage Homes. The site is located on Tax Lots 1900, 2200 and 2500 of Section 15AC, T3S, R1W, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files: DB14-0057 – SAP Central Refinements
DB14-0058 – PDP 2 Central Modification
DB14-0059 – Variance: Front Setback for
Chateau Villebois
DB14-0060 – Variance: Building Height for
Chateau Villebois
DB14-0061 – Final Development Plan for Chateau
Villebois and Tract ‘R’ Pocket Park
DB14-0062 – Final Development Plan for Lot 74
Carriage Homes

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 295**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING SAP CENTRAL REFINEMENTS, PDP 2 CENTRAL MODIFICATIONS, VARIANCES FOR FRONT SETBACKS AND BUILDING HEIGHT FOR CHATEAU VILLEBOIS, FINAL DEVELOPMENT PLAN FOR CHATEAU VILLEBOIS AND TRACT 'R' POCKET PARK AND FINAL DEVELOPMENT PLAN FOR LOT 74 CARRIAGE HOMES. THE SITE IS LOCATED ON TAX LOTS 1900, 2200 AND 2500 OF SECTION 15AC, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. STACY CONNERY, AICP, PACIFIC COMMUNITY DESIGN, INC. – REPRESENTATIVE FOR J. PATRICK LUCAS, CHATEAU VILLEBOIS LLC – APPLICANT.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated December 1, 2014, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on December 8, 2014, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated December 1, 2014, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB14-0057 through DB14-0062 Specific Area Plan Refinements, Preliminary Development Plan Modification, Setback Variance, Building Height Variance, and 2 Final Development Plans for development of a 49-unit apartment building, pocket park, and 3 Carriage Homes and other associated improvements.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 8th day of December, 2014 and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.

Mary Fierros Bower Chair, Panel A
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant

Exhibit A1
STAFF REPORT
WILSONVILLE PLANNING DIVISION

*Chateau Villebois Apartments &
Carriage Homes*

DEVELOPMENT REVIEW BOARD PANEL ‘A’
QUASI-JUDICIAL PUBLIC HEARING
STAFF REPORT

HEARING DATE December 8, 2014
DATE OF REPORT: December 1, 2014

APPLICATION NOS.: DB14-0057 SAP Central Refinements
DB14-0058 PDP 2 Central Modification
DB14-0059 Variance: Front Setback for Chateau Villebois
DB14-0060 Variance: Building Height for Chateau Villebois
DB14-0061 Final Development Plan for Chateau Villebois and
Tract “R” Pocket Park
DB14-0062 Final Development Plan for Lot 74 Carriage Homes

REQUEST/SUMMARY: The Development Review Board is being asked to review Specific Area Plan Refinements, Preliminary Development Plan Modification, Setback Variance, Building Height Variance, and 2 Final Development Plans for development of a 49-unit apartment building, pocket park, and 3 Carriage Homes and other associated improvements.

LOCATION: Southeast of SW Barber Street between SW Costa Circle West and SW Villebois Drive South. The properties are specifically known as Tax Lots 1900, 2200, and 2500, Section 15AC, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

OWNERS: Sage Group LLC, RCS Villebois Investments LLC, and Villebois Village Center Master Association

APPLICANT: J. Patrick Lucas, Chateau Villebois LLC

APPLICANT’S REP.: Stacy Connery, AICP
Pacific Community Design, Inc.

COMPREHENSIVE PLAN MAP DESIGNATION: Residential-Village

ZONE MAP CLASSIFICATION: V (Village)

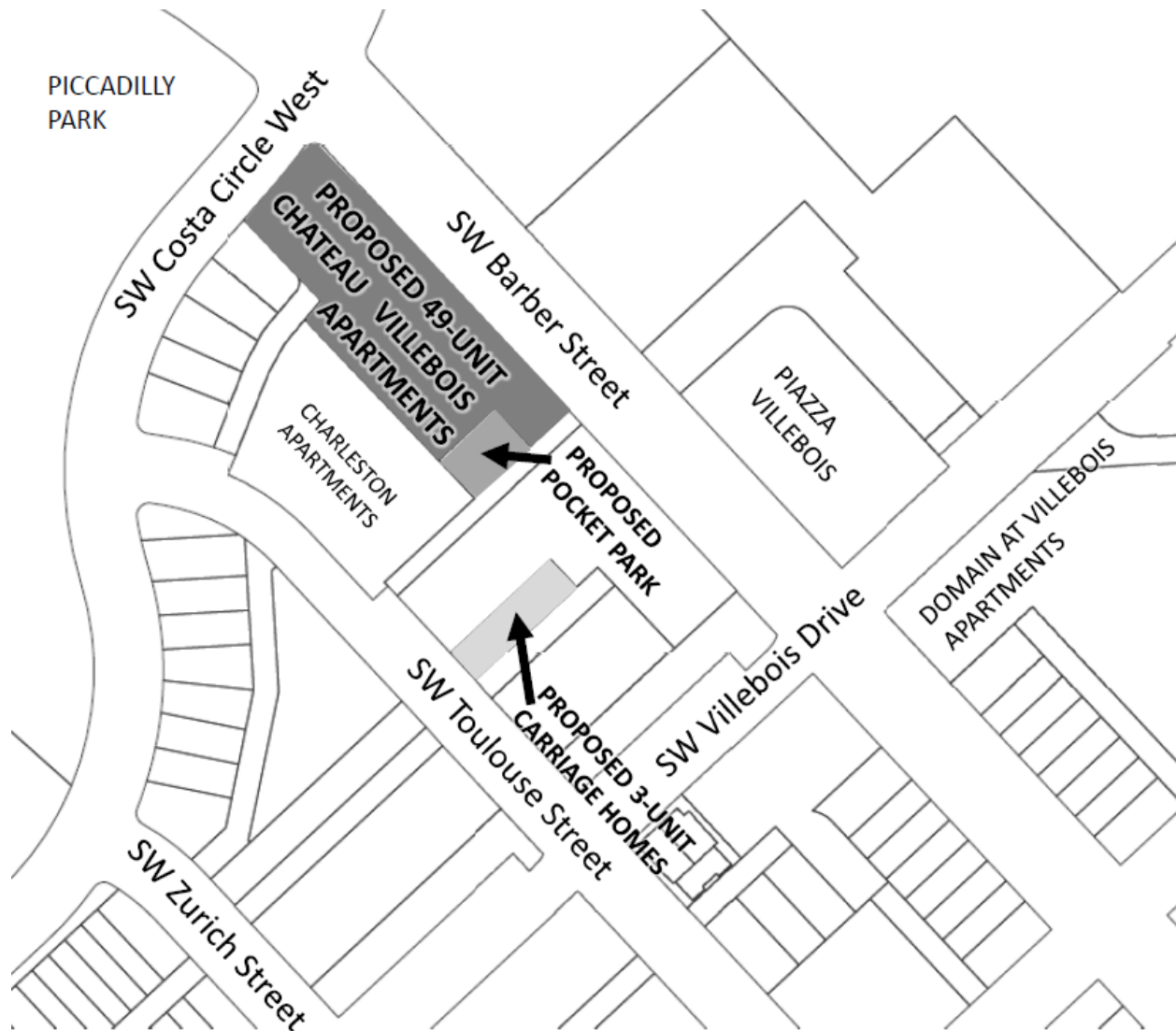
STAFF REVIEWERS: Daniel Pauly AICP, Associate Planner
Steve Adams PE, Development Engineering Manager
Kerry Rappold, Natural Resource Program Manager
Don Walters, Building Division Plans Examiner

STAFF RECOMMENDATIONS: Approve with conditions the requested SAP Refinements, Preliminary Development Plan Modification, Setback Variance, Height Variance, Final Development Plans for Chateau Villebois and Pocket Park, and Final Development Plan for Carriage Homes.

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
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 4.171	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 4.196	Variances
Sections 4.199.10 through 4.199.60	Outdoor Lighting
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 Refinements (DB14-0057)

The applicant proposes a refinement to Specific Area Plan (SAP) Central to increase the density by 10 units, for Chateau Villebois to be increased from 39 to 49 units, a 1% increase for the SAP. A 1% increase is well with the amount allowed through a refinement.

The applicant proposes an additional refinement to replace planter boxes on the site of Chateau Villebois, capable of treating 3583 square feet of impervious area, with a bioretention cell in the Barber Street right-of-way capable of treating 4600 square feet of impervious area. The replacement of the on-site planter boxes with a bioretention swale in the Barber Street right-of-way will increase treatment capacity, which is the service and function the rainwater planters are designed for.

PDP 2 Central Modifications (DB14-0058)

The applicant proposes changes to the previously approved Preliminary Development Plan (PDP) related to the revised design of the apartments on Lot 71 (Chateau Villebois). The Carriage Homes are reexamined as well at the PDP level. The main items reviewed in the revised PDP include parking, traffic, and utility locations.

Variance: Front Setback for Chateau Villebois (DB14-0059)

The applicant requests a variance to the front yard setback for Chateau Villebois to allow the building to be located 1.5' from the Public Way at the closest point, instead of the standard 5'. Chateau Villebois fronts onto Barber Street and is adjacent to a future mixed use building on the same block frontage that will be 0' from the Public Way. Development along Barber Street in the Village Center is intended to be an urban environment located close to the Public Way. Locating Chateau Villebois at a front setback similar to the future adjacent mixed use building will allow this block to achieve a consistent urban design along Barber Street. It should be noted, that there is no Public Utility Easement on the subject side of Barber Street. The southeastern portion of Lot 71 is bordered by Tract 'R' to the south, which was created to preserve three existing trees, and three existing trees to the north within a planter strip in the Public Way of Barber Street. Chateau Villebois must be sited as proposed to maintain preservation of these existing trees. Approval of the requested front yard variance will allow consistency in the urban design of the subject block frontage on Barber Street and preserve the adjacent existing trees.

Variance: Building Height for Chateau Villebois (DB14-0060)

A variance to the height standards for Chateau Villebois is also requested. Chateau Villebois consists of one building with three distinct segments of different height. One segment of the building is 4 stories and the other two segments are 3 stories. The Village Center Architectural Standards allow for a maximum building height of 45' for multi-family buildings within the Village Center. The proposed building transitions from a maximum height of 42' on the west side of the building to a maximum height of 51' on the east side of the building. This increase in height from west to east is appropriate considering the transition in height to the east across Tract 'R' where mixed use buildings will be located and a maximum building height of 60' is allowed. An increase in the allowable building height will also allow Chateau Villebois to feature a roof terrace on top of the center portion of the building, enhancing the recreational amenities for future residents.

Final Development Plan for Chateau Villebois and Tract "R" Pocket Park (DB14-0061)

The Final Development Plan looks at the details of architectural and landscape design. The Final Development Plan includes review of the architecture of Chateau Villebois under the Village Center Architectural Standards. The Chateau Villebois building is 289 feet 8 inches long and 62 feet 6 inches wide. The longer front elevation faces SW Barber Street, and the shorter side faces SW Costa Circle. To break up the long façade the building uses articulation as well as breaking the building into three components, a shorter (42 foot) "Normandy" style towards Costa Circle, a central stone component, and a taller (51 foot) "Urban Paris" style towards Villebois Drive. The

consistent French architecture, the use of windows, doors, and balconies, projections and articulation all help the building satisfy the required standards and meet a number of the optional standards of the Village Center Architectural Standards. All landscaping around the building includes plant materials allowed in the Community Elements Book for SAP Central.



**CHATEAU VILLEBOIS 49-UNIT APARTMENT BUILDING
(PROPOSED BARBER STREET ELEVATION)**

The 0.13 acre pocket park immediately to the southeast of the Chateau Villebois building features three preserved trees, landscaping, and benches. The benches are a type approved in the Community Elements Book for SAP Central, and all landscaping materials are also those approved in the Community Elements Book.

Final Development Plan for Lot 74 Carriage Homes (DB14-0062)

The Carriage Homes, which are studio flats above garages fronting on an alley, are substantially similar to a design previously approved through a FDP but expired as well as the design of additional Carriage Homes to the south across Toulouse Street approved earlier this year by the Development Review Board. The buildings have the architectural elements to satisfy the required and many of the optional Village Center Architectural Standards and landscape materials are allowed in the Community Elements Book.



CARRIAGE HOMES

DISCUSSION TOPICS:

Street Trees

The SAP Central Community Elements Book specifies street trees for Barber Street, Costa Circle, and Toulouse Street. Barber Street and Costa Circle have a “preferred species” of street tree which require additional consideration to deviate from. In Exhibit B3 for Barber Street the applicant has proposed Cimmaron Ash, which is a listed species, but not the preferred species. For Costa Circle the applicant has proposed Autumn Blaze Maple, which is neither a listed or preferred species. On Toulouse Street to the side of the Carriage Homes no street tree is shown where there is space for one. Condition of Approval PDE 5 ensures compliance with the Community Elements Book by requiring the preferred species of street tree on Barber Street (Musashino Zelkova) and Costa Circle (Tulip Tree). Condition of Approval PDF 5 requires a tree from the list for Primary Residential Village Center streets in Community Elements Book be planted along Toulouse Street adjacent to the Carriage Homes.

Outdoor Lighting

As new multi-family development, the City’s outdoor lighting ordinance, Section 4.199 etc., apply to the proposed development. The applicant has not submitted details of the site lighting. The outdoor lighting ordinance does provide clear and objective review criteria. Condition of Approval PDE 6 requires the applicant to submit and gain approval of their outdoor lighting plan to demonstrate compliance with the outdoor lighting prior to issuance of a building permit.

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 of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, staff recommends that the Development Review Board approve the proposed applications (DB14-0057, DB14-0058, DB14-0059, DB14-0060, DB14-00061, and DB14-0062):

Planning Division Conditions:

REQUEST A: DB14-0057 SAP CENTRAL REFINEMENTS

PDA 1. The applicable Operation and Maintenance Agreement shall be modified as necessary to cover the private maintenance of the new bioretention swale in the Barber Street right-of-way. Such modified Operation and Maintenance Agreement shall be recorded with Clackamas County prior to issuance of the building permit for Chateau Villebois.

REQUEST B: DB14-0058 PDP 2 CENTRAL MODIFICATION

PDB 1. The Pocket Park in Tract “R” shall be constructed prior to occupancy of Chateau Villebois unless weather or other special circumstances prohibit completion, in which case bonding for 110% of the cost of the completion of the Pocket Park shall be permitted.

REQUEST C: DB14-0059 VARIANCE: FRONT SETBACK FOR CHATEAU VILLEBOIS

No Conditions of Approval

REQUEST D: DB14-0060 VARIANCE: BUILDING HEIGHT FOR CHATEAU VILLEBOIS

No Conditions of Approval

REQUEST E DB14-0061 FINAL DEVELOPMENT PLAN FOR CHATEAU VILLEBOIS AND TRACT "R" POCKET PARK

PDE 1. All plant materials shall be installed consistent with current industry standards. See Finding E13.

PDE 2. All construction, site development, and landscaping of the parks 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 E18.

PDE 3. All landscaping for Chateau Villebois shall be completed prior to occupancy of the Chateau Villebois building unless a bond covering 110% of the installation costs is posted. See Finding E15.

PDE 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 E27 through E29.

PDE 5. Street Trees along Barber Street shall be Musashino Zelkova (*Zelkova serrata* 'Musashino') or substantially similar Zelkova variety approved in writing by the City and Costa Circle shall be Tulip Tree (*Liriodendron tulipifera*). See Finding E3.

PDE 6. Prior to approval of the Building Permit for Chateau Villebois the applicant shall submit and gain approval through the Class I Administrative Review process, an outdoor lighting plan demonstrating compliance with either the prescriptive or performance method defined in Wilsonville's Development Code. The submittal for the Class I administrative review shall include those items listed in Section 4.199.50 Wilsonville Code.

REQUEST F: DB14-0062 FINAL DEVELOPMENT PLAN FOR LOT 74 CARRIAGE HOMES

PDF 1. All plant materials shall be installed consistent with current industry standards.

PDF 2. All construction and site development 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 F18.

PDF 3. All landscaping for the Carriage Homes shall be completed prior to occupancy of two (2) of the Carriage Homes unless a bond covering 110% of the installation costs is posted. See Finding F15.

PDF 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 F27 through F29.

PDF 5. The applicant shall plant one (1) street tree along SW Toulouse Street. The tree shall be a variety listed for primary residential village center streets in the approved SAP Central Community Elements Book. See Finding F3.

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:

<u>Standard Comments:</u>	
PF 1.	Applicant shall be in compliance with the adopted conditions of approval for Development Review Board Resolution No. 109, except as modified below.
PF 2.	All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2014.
PF 3.	Plans submitted for review shall meet the following general criteria: <ul style="list-style-type: none"> a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms. b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department. c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print. d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum. e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes. f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area. g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.

	<ul style="list-style-type: none"> h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance. i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482. j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified. k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon. l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.
PF 4.	<p>Submit plans in the following general format and order for all public works construction to be maintained by the City:</p> <ul style="list-style-type: none"> a. Cover sheet b. City of Wilsonville construction note sheet c. General construction note sheet d. Existing conditions plan. e. Erosion control and tree protection plan. f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties. g. Grading plan, with 1-foot contours. h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes. i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'. j. Street plans. k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference l. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference. m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set. n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set. o. Composite franchise utility plan. p. City of Wilsonville detail drawings. q. Illumination plan. r. Striping and signage plan. s. Landscape plan.
PF 5.	<p>Prior to manhole and sewer line testing, design engineer shall coordinate with the</p>

	City and update the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to the updated numbering system. Design engineer shall also show the updated numbering system on As-Built drawings submitted to the City.				
PF 6.	Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.				
PF 7.	Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.				
PF 8.	The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.				
PF 9.	For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).				
Specific Comments:					
PF 10.	At the request of Staff, DKS Associates completed a Transportation Study dated October 10, 2014. The project is hereby limited to no more than the following impacts.				
	<table> <tr> <td>Estimated New PM Peak Hour Trips</td> <td style="text-align: right;">32</td> </tr> <tr> <td>Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area</td> <td style="text-align: right;">8</td> </tr> </table>	Estimated New PM Peak Hour Trips	32	Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area	8
Estimated New PM Peak Hour Trips	32				
Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area	8				
PF 11.	Proposed water quality facilities are allowed to be located within the public right-of-way; however they shall be privately maintained.				

Natural Resources Division Conditions:

<u>Rainwater Management:</u>	
NR 1.	Provide a rainwater analysis for the FDP that demonstrates the proposed rainwater management components are consistent with the rainwater management components proposed in the PDP.
NR 2.	All Rainwater Management Components and associated infrastructure located in public areas shall be designed to the Public Works Standards.
NR 3.	Pursuant to the City of Wilsonville Public Works Standards, access shall be provided to all areas of the proposed rainwater management components. At a minimum, at least one access shall be provided for maintenance and inspection.
NR 4.	Plantings in Rainwater Management Components located in public areas shall comply with the Public Works Standards.

NR 5.	(Numbered as NR 6 in Exhibit C3) The rainwater management components shall comply with the requirements of the Oregon DEQ UIC (Underground Injection Control) Program.
Other	
NR 6.	(Numbered as NR 8 in Exhibit C3) The applicant shall comply with all applicable state and federal requirements for the proposed construction activities and proposed facilities (e.g. DEQ NPDES #1200–CN permit).

Building Division Conditions:

<u>Lot 71 Building Division Conditions:</u>	
BD 1.	CONDITION. SITE CONDITIONS. It is the responsibility of the applicant to insure that all existing underground utilities, piping, drain systems and easements of any kind are shown correctly on the site plan.
BD 2.	ADVISORY. VAULT. It is recommended - <i>not required</i> - that backflow devices for fire lines be placed inside the buildings and not in underground vaults. This eliminates the continuing maintenance problems with sump pumps and valve monitoring, and saves the project the cost of a vault installation, about \$10000. Where the backflow device is placed in a vault a public utility waterline easement will be required that extends to the upstream edge of the vault. Without a vault the waterline easement will extend to the exterior wall of the building. It should be noted also that the fire line is shown running under the slab. Fire lines typically cannot run under a slab.
BD 3.	ADVISORY. ACCESSIBLE PARKING cannot be fully reviewed at this time. Accessible parking will be fully reviewed as part of the plan review of the building permit. The additional information available at plan review may require changes to the number and location of accessible parking spaces shown on these preliminary plans.
BD 4.	FIRE CALCS. Fire calcs shall be submitted with the building permit application. These calc sheets and instructions are available from the TVF&R web site. (2014 OFC 507.3)
BD 5.	ADVISORY. FIRE DEPARTMENT REVIEW. The adequacy of the existing fire hydrants, the proposed FDC location, any required No Parking Signage, and other fire department items require approval of TVF&R. Please contact Deputy Fire Marshal Jason Arn. (Ph.503.259.1510) To facilitate that review it is recommended that before submittal for permits to the Engineering or Building Division, a site plan similar to plan page 5 (Composite Utility Plan) except also indicating all hydrants within 600 feet of the building, be submitted to Deputy Arn for review.
BD 6.	ADVISORY. AERIAL FIRE APPARATUS ACCESS. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. WIDTH. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet in height. PROXIMITY TO BUILDING. At

<p>least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. (2014 OFC D105) For information on possible alternates to the required Aerial Access requirement please contact TVF&R Deputy Fire Marshal Jason Arn at 503.259.1510.</p>
<p>Lot 74 Building Division Conditions:</p>
<p>BD 7. FIRE SPRINKLERS. Homes and duplexes in this area are required to have a multi-purpose fire sprinkler system.</p>

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 DB14-0057 through DB14-0062.

- A1.** Staff report and findings (this document)
- A2.** Slides 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) Copy of Application Forms and Associated Documents
 - IC) Fee Calculation
 - ID) Mailing List *This information has been revised*
 - Section II: Final Development Plans (Includes PDP Modification and SAP Refinements)
 - IIA) Supporting Compliance Report
 - IIB) Reduced Drawings
 - IIC) Chateau Villebois Elevation Floor Plan, Color/Materials
 - IID) Carriage Homes Elevations, Floor Plans, Color/Materials
 - IIE) Utility/Drainage Reports
 - IIF) Traffic Analysis
 - IIG) Tree Report
 - IIH) Updated SAP Central Unit Counts
 - III) Republic Services Letter
- B2.** Applicant’s Large Format Plans (Smaller 11x17 plans included in Sections IIB of the applicant’s notebook Exhibit B1.) *Under separate cover.*
 - Sheet 1 Cover Sheet
 - Sheet 2 Existing Conditions
 - Sheet 3 Site/Land Use Plan
 - Sheet 4 Preliminary Grading & Erosion Control Plan
 - Sheet 6 Circulation & Parking Plan
 - Sheet 7 Tree Preservation Plan
 - Sheet L1.01 Planting Plan
 - Sheet L1.02 Planting Legend and Details
- B3.** Revised Planting Plan Sheet and Details L1.01 and L1.02 showing street trees
- C1.** Comments and Conditions from Engineering Division
- C2.** Comments and Conditions from Building Division

- C3. Comments and Conditions from Natural Resources
- C4. Comments from Public Works
- C5. Comments from NW Natural

FINDINGS OF FACT:

1. The statutory 120-day time limit applies to this application. The application was received on September 24, 2014. On October 3, 2014, staff conducted a completeness review within the statutorily allowed 30-day review period, and, on October 23, 2014, the Applicant submitted new materials. On November 3, 2014 the application was deemed complete. The City must render a final decision for the request, including any appeals, by March 3, 2015
2. Surrounding land uses are as follows:

Chateau Villebois/Pocket Park:

Compass Direction	Zone:	Existing Use:
Northeast:	PF (Public Facility)	Barber Street/Vacant
Southeast:	V (Village)	Vacant
Southwest:	V (Village)	Charleston Apartments, Row Home
Northwest:	V (Village)	Costa Circle/Park

Carriage Homes:

Compass Direction	Zone:	Existing Use:
Northeast:	V (Village)	Vacant
Southeast:	V (Village)	Vacant, Future Alley
Southwest:	V (Village)	Toulouse Street/Vacant
Northwest:	V (Village)	Vacant

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)
- 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:

SAP Central Approvals

DB07-0023 Preliminary Development Plan- Phase 2 Central (PDP-2C)

DB07-0025 Subdivision Tentative Plat (PDP-2C)

AR08-0003 Subdivision Final Plat (PDP-2C)

DB08-0063 Final Development Plan for Phase 2 (Carvalho Carriage Homes & Open Space Tract 'R')

DB09-0024 Tentative Condominium Plat (Carvalho Carriage Homes)

DB09-0026 Front Yard Variance (The Trafalgar Flats)

DB09-0027 Final Development Plan (Seville Row Houses and The Trafalgar Flats)

DB09-0028 PDP Density Refinement and Phasing Modification

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.

CONCLUSIONARY 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

Section 4.008 Application Procedures-In General

Review Criteria: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville's development review process.

Finding: These criteria are met.

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

Section 4.009 Who May Initiate Application

Review Criterion: "Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply."

Finding: This criterion is satisfied.

Explanation of Finding: Signed application forms have been submitted for all three property owners, Sage Group, LLC, Villebois Village Center HOA, and RCS Villebois Investments LLC.

Subsection 4.010 (.02) Pre-Application Conference

Review Criteria: This section lists the pre-application process

Finding: These criteria are satisfied.

Explanation of Finding: A pre-application conference was held on August 21, 2014 in accordance with this subsection.

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

Review Criterion: “City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application.”

Finding: This criterion is satisfied.

Explanation of Finding: No applicable liens exist for the subject property. The application can thus move forward.

Subsection 4.035 (.04) A. General Site Development Permit Submission Requirements

Review Criteria: “An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.” Listed 1. through 6. j.

Finding: These criteria are satisfied.

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

Section 4.110 Zoning-Generally

Review Criteria: “The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192.” “The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise.”

Finding: These criteria are satisfied.

Explanation of Finding: 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: DB14-0057 SAP CENTRAL REFINEMENTS

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

Refinement Request 1: Rainwater Features

Subsection 4.125 (.18) J. 1. SAP Refinements as Part of PDP, Generally

A1. **Review Criteria:** “In the process of reviewing a PDP for consistency with the approved Specific Area Plan, the DRB may approve refinements, but not amendments, to the SAP. Refinements to the SAP may be approved by the Development Review Board, upon the applicant’s detailed graphic demonstration of compliance with the criteria set forth in Section (.18)(J)(2), below.”

Finding: These criteria are satisfied.

Explanation of Finding: A refinement is requested to replace planter boxes on Lot 71, capable of treating 3583 square feet of impervious area, with a bioretention cell in the Barber Street right-of-way capable of treating 4600 square feet of impervious area.

Findings A2 through A7 demonstrate compliance with the criteria set forth in the referenced subsection.

Subsection 4.125 (.18) J. 1. a. iii. SAP Refinement to Utilities

A2. **Review Criteria:** “Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.”

Finding: These criteria are satisfied.

Explanation of Finding: As described in Finding A1 above, the replacement of the on-site planter boxes with a bioretention swale in the Barber Street right-of-way will increase treatment capacity, which is the service and function the rainwater planters are designed for.

Subsection 4.125 (.18) J. 1. b. i. SAP Refinement: Quantitative Significance

A3. **Review Criteria:** “More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(J)(1)(a), above, or,”

Finding: These criteria are satisfied.

Explanation of Finding: The quantifiable measure for this refinement is reduction in rainwater treatment capacity. The rainwater treatment capacity is increasing creating no change that creates a significant negative quantifiable impact.

Subsection 4.125 (.18) J. 1. b. i. SAP Refinement: Qualitative Significance

A4. **Review Criteria:** “That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(J)(1)(a), above.”

Finding: These criteria are satisfied.

Explanation of Finding: The new bioretention swale will better meet the aim in the SAP Central Rainwater documents to treat rainwater from impervious surfaces. By better meeting these aims the change has a positive qualitative impact.

Subsection 4.125 (.18) J. 2. a. SAP Refinement Criteria: Equally of Better Implement

A5. **Review Criteria:** “The refinements will equally or better meet the conditions of the approved SAP, and the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: The new bioretention swale will better meet the aim of the approved SAP documents and Villebois Village Master Plan to treat rainwater from impervious surfaces.

Subsection 4.125 (.18) J. 2. b. SAP Refinement Criteria: No Significant Detrimental Impacts

A6. **Review Criteria:** “The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the PDP and Village area.”

Finding: These criteria are satisfied.

Explanation of Finding: No identified environmental or natural or scenic resources are impacted by the proposed rainwater refinement.

Subsection 4.125 (.18) J. 2. c. SAP Refinement Criteria: Impacts on Subsequent PDP's and SAP's

A7. **Review Criteria:** “The refinement will not preclude an adjoining or subsequent PDP or SAP areas from development consistent with the approved SAP or the Master Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: The change from on-site rainwater planters to the Barber Street bioretention swale will not impact adjoining SAP's or PDP's and their development.

Refinement Request 2: Density

Subsection 4.125 (.18) J. 1. SAP Refinements as Part of PDP, Generally

A8. **Review Criteria:** “In the process of reviewing a PDP for consistency with the approved Specific Area Plan, the DRB may approve refinements, but not amendments, to the SAP. Refinements to the SAP may be approved by the Development Review Board, upon the applicant's detailed graphic demonstration of compliance with the criteria set forth in Section (.18)(J)(2), below.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant proposes increasing the density by 10 units, for Chateau Villebois to be increased from 39 to 49 units. Findings A9 through A14 demonstrate compliance with the criteria set forth in the referenced subsection.

Subsection 4.125 (.18) J. 1. a. iii. SAP Refinement to Density

A9. **Review Criteria:** “A change in density that does not exceed ten percent, provided such density change has not already been approved as a refinement to the underlying SAP or PDP, and does not result in fewer than 2,300 dwelling units in the Village.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant proposes increasing the density by 10 units, for Chateau Villebois to be increased from 39 to 49 units, a 1% increase for the SAP. The total unit count within the Villebois Village Master Plan area will continue to exceed 2300.

Subsection 4.125 (.18) J. 1. b. i. SAP Refinement: Quantitative Significance

A10. **Review Criteria:** “More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(J)(1)(a), above, or,”

Finding: These criteria are satisfied.

Explanation of Finding: The quantifiable measure for this refinement is unit count. The applicant proposes increasing the density by 10 units, for Chateau Villebois to be increases from 39 to 49 units, a 1% increase for the SAP, which is less than 10%.

Subsection 4.125 (.18) J. 1. b. i. SAP Refinement: Qualitative Significance

A11. **Review Criteria:** “That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(J)(1)(a), above.”

Finding: These criteria are satisfied.

Explanation of Finding: No important, qualitative feature has been identified that the increase of 10 units will negatively affect.

Subsection 4.125 (.18) J. 2. a. SAP Refinement Criteria: Equally of Better Implement

A12. **Review Criteria:** “The refinements will equally or better meet the conditions of the approved SAP, and the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: The minor change in unit count will equally meet the conditions of the approved SAP and the Goals, Policies and Implementation Measures of the Villebois Village Master Plan as it will have similar impact and urban design as a 39-unit building.

Subsection 4.125 (.18) J. 2. b. SAP Refinement Criteria: No Significant Detrimental Impacts

A13. **Review Criteria:** “The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the PDP and Village area.”

Finding: These criteria are satisfied.

Explanation of Finding: No identified environmental or natural or scenic resources are impacted by the proposed density refinement.

Subsection 4.125 (.18) J. 2. c. SAP Refinement Criteria: Impacts on Subsequent PDP’s and SAP’s

A14. **Review Criteria:** “The refinement will not preclude an adjoining or subsequent PDP or SAP areas from development consistent with the approved SAP or the Master Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: The density change will not impact adjoining SAP’s or PDP’s and their development.

REQUEST B: DB14-0058 PDP 2 CENTRAL MODIFICATION

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

Village Zone

Subsection 4.125 (.02) Permitted Uses in Village Zone

B1. **Review Criteria:** This subsection lists the uses typically permitted in the Village Zone, including single-family detached dwellings, row houses, and non-commercial parks, playgrounds, and recreational facilities.

Finding: These criteria are satisfied.

Explanation of Finding: The uses proposed includes multi-family residential as well as parks and open space which are permitted in the Village Zone.

Subsection 4.125 (.05) Development Standards Applying to All Development in the Village Zone

“All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:”

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

B2. **Review Criteria:** This subsection lists the block, alley, pedestrian, and bicycle standards applicable in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: No changes to block or alley layout are proposed. The mid-block sidewalk between SW Toulouse Street and SW Barber Street continues to be proposed.

Subsection 4.125 (.05) B. Access

B3. **Review Criterion:** “All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.”

Finding: This criterion is satisfied.

Explanation of Finding: Lot 71, Chateau Villebois, does not have alley access. However, vehicle access is being limited to one driveway to access the back of the building and parking area from SW Costa Circle West. The Carriage Homes on Lot 74 are designed to take access from the adjacent alley.

Table V-1, Development Standards

B4. **Review Criteria:**

Building Type	Min. Lot Size (sq.ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (note)	Min. Frontage Width ^{10,12} (%)	Max. Bldg. Height (ft.)	Front Min. (ft.)	Front Max. (ft.)	Setbacks ^{10,13,20} Rear Min. (ft.)	Side Min. (ft.)	Alley-Loaded Garage (note)	Street-Loaded Garage (note)
Commercial Buildings - Village Center ¹⁴	NR	NR	NR	¹	90	60	NR ³	5	NR	NR	NR	NA
Hotels - Village Center ¹⁴	NR	NR	NR	¹	80	60	NR ³	15	NR	NR	NR	NA
Mixed Use Buildings - Village Center ¹⁴	NR	NR	NR	¹	90	60	NR ³	8	NR	NR	NR	NA
Multi-Family Dwellings - Village Center ¹⁴	NR	NR	NR	¹	80	45	5 ⁴	15	NR	NR	NR	NA
Row Houses ¹¹ - Village Center ¹⁴	NR	NR	NR	¹	80	45	5 ⁴	10	NR	NR	NR	NA
Commercial Buildings	NR	NR	NR	¹	60	45	NR	15	NR	NR	NR	NA
Mixed Use Buildings	NR	NR	NR	¹	60	45	NR	15	NR	NR	NR	NA
Multi-Family Dwellings	NR	NR	NR	¹	60	45	8 ⁴	15	NR	NR	NR	NA
Row Houses ¹¹	NR	15	50	¹	80	45	8 ⁵	15	NR	NR	NR	NA
Duplexes	4,000	45	70	²	60 ¹⁵	35	12 ^{5,6}	20 ⁶	5	5 ¹⁵	7	8.17.18
Single-Family Dwellings	2,250	35	50	²	60 ¹⁵	35	12 ^{5,6}	20 ⁶	5	5 ¹⁵	7	8.17

Notes: NR, No Requirement
 NA, Not Allowed
 1 Lot < 8000sf: NR, Lot > 8000sf: 80% (Max. Lot Coverage)
 2 Small lots: 75%, Medium Lots: 65%, Standard and Large Lots: 55%, Estate Lots: 45% Maximum Lot Coverage
 On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%.
 3 Bay windows, balconies, and other structural building projections above 8 ft. may encroach up to 5 ft. into the Public Way; canopies, awnings, and other non-structural projections may encroach up to 8 ft. into the Public Way.
 4 Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.
 5 Porches, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach to within 8 ft. of the Public Way. Stairs may encroach to the Public Way.
 6 For Standard, or Large Lots on Collector Avenues, front setbacks are 20 ft. min., (13' setback to porch), side street setbacks are 15' (8' setback to porch). Pie-shaped lots or lots with significant trees or grade banks at frontage have no maximum front setback.
 7 The garage setback from alley shall be between 3 and 5 foot or, when as optional parking space is located between the garage and the alley, shall be 16 ft. minimum. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting garage location shall be exempt from this requirement.
 8 Street-loaded garages shall be a minimum 20 ft. front setback to face of garage, and located a minimum of 5 ft. behind main facade of the associated dwelling unit.
 9 Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.
 10 For Village Center buildings with lots fronting two or more streets, at least two facades shall be subject to the minimum frontage width and front setback requirements.
 11 Row Houses are typically attached, but may be detached within the Village Center Boundary. When attached, no more than ten units shall be contiguous along a street edge. When row houses are detached, the Minimum Frontage Width is 65%. The Minimum Frontage Width for detached row houses may be less than 65% on corner lots or to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, public open space requirements, or as otherwise approved by the DRB.
 12 See Definitions, 4.125.01, for measurement of Minimum Frontage Width.
 13 Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.
 14 See Figure 2A - Village Center Boundary & Land Use Plan in the Villebois Village Master Plan for areas included within the Village Center.
 15 On Estate Lots and Large Lots with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 15 ft. with a minimum of 5 ft. On Small and Medium Lots, minimum side setback shall be 0 ft. or as required by Building Code.
 16 For cluster housing with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right of way or a public pedestrian access easement linking the courtyard with the Public Way.
 17 Dwellings on lots without alley access shall be at least 36 feet wide.
 18 Duplexes with front-loaded garages are limited to one shared standard-sized driveway/apron.
 19 Maximum setbacks may be increased as necessary to accommodate deeper porches, building code, public utility easements or public open space requirements.
 20 Lots are categorized as small, medium, standard, large or estate as shown in the Pattern Book. [Table V-1 amended by Ord. 667 on 8/17/09; Ord. 682, 9/9/10]

Finding: These criteria are satisfied.

Explanation of Finding: Both the Chateau Villebois and Carriage Homes are multi-family and don't require a minimum lot size. All other standards are met except for the height limit and front setback for Chateau Villebois for which variances have been requested. See

Requests C and D.

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

B5. Review Criteria:

Table V-2: Off Street Parking Requirements				
Permitted or Conditional Use	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
Multi-Family Dwellings	1.0/1 Bdr 1.5/2 Bdr 1.75/3 Bdr	NR	1 per 20 units Min. of 2	1 per 4 units Min. of 2

Finding: These criteria are satisfied.

Explanation of Finding: Parking is provided consistent with Table V-2 as follows.

Chateau Villebois

Vehicle Parking

7 3-Bedroom Units – 7*1.75=12.25

12 2-Bedroom Units – 12*1.5=18

30 1-Bedroom Units – 30*1.0=30

Chateau Villebois Total Required 60 (60.25 rounded to nearest whole number)

Chateau Villebois provides 42 parking spaces in the parking structure under the building, and 14 parking spaces exterior on-site parking spaces at the back of the property for a total of 56 on-site parking spaces. 2 parking on-street parking spaces are available on Costa Circle and 6 on-street spaces on Barber Street, which can be counted towards the minimum parking requirement, as has been done for other multi-family development in the Village Center. With the on-street parking 64 spaces are provided exceeding the minimum requirement. 93.3% (56 of 60) of the required spaces are provided on-site. Staff also notes none of the on-site parking spaces are in garages, thus preventing calculated parking stalls from being used for storage.

Bicycle Parking

Short Term: 1 per 20 units, at 49 units 3 short-term bicycle parking spaces are required. Bike racks are proposed near the main entrance of the Chateau Villebois building to provide the required parking spaces

Long Term: 1 per 4 units, at 49 units 12 long-term bicycle parking spaces are required. A 1st floor room will provide the required long-term parking.

Carriage Homes

Vehicle Parking

3 1-Bedroom Units – 3*1.0=3

Carriage Homes Total 3

Carriage Homes has 2 off-street exterior parking spaces, 2 on-street parking spaces, and 6 garage spaces, for a total of 10 spaces. Garage spaces from time to time may be used more as a storage unit than parking. However, even if garage spaces are used for storage and not accessible for parking the minimum is still exceeded with 4 parking spaces.

Short Term: 1 per 20 units, minimum 2, at 3 units 2 short-term bicycle parking spaces are required. The short-term bicycle parking will be provided in the 2-car garage attached to the units.

Long Term: 1 per 4 units, minimum 2, at 3 units 2 long-term bicycle parking spaces are required. The long-term bicycle parking will be provided in the 2-car garage attached to the units.

Subsection 4.125 (.08) Parks & Open Space

B6. **Review Criteria:** This subsection prescribes the open space requirement for development in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: No change to the amount or nature of parks and open space in the Villebois Village Master Plan and Specific Area Plan Central is proposed with this application.

Subsection 4.125 (.09) Street Alignment and Access Improvements

B7. **Review Criterion:** “All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan . . .”

Finding: This criterion is satisfied.

Explanation of Finding: No change to previously approved street alignments and access improvements are proposed.

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

B8. **Review Criteria:** Access drives are required to be 16 feet for two-way traffic. Otherwise, pursuant to subsection (.09) A. above, the provisions of 4.177 apply for access drives as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: As shown on the applicant’s plans, Exhibit B2, all access drives are at least sixteen (16) feet wide.

Subsection 4.125 (.09) A. 7. Clear Vision Areas

B9. **Review Criteria:** Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for clear vision areas as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: No clear vision issues have been identified.

Subsection 4.125 (.11) Landscaping, Screening and Buffering

B10. **Review Criteria:** “Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:

- Streets in the Village Zone shall be developed with street trees as described in the Community Elements Book.”

Finding: These criteria are satisfied.

Explanation of Finding: The appropriate landscaping is provided. Condition of Approval PDE 5 and PDF 4 ensure the appropriate street trees consistent with the Community Elements Book are planted. See also the requested Final Development Plans, specifically Findings E3 and F3.

Subsection 4.125 (.12) Signage and Wayfinding

B11. **Review Criteria:** “Except as this subsection may otherwise be amended, or until such time as a Signage and Wayfinding Plan is approved as required by Section 4.125(.18)(D)(2)(f), signs within the Village zone shall be subject to provisions of Section 4.156.”

Finding: These criteria are satisfied.

Explanation of Finding: No signs have been proposed with the request. Any signage non-exempt signage will be separately reviewed and all signs will be required to meet applicable Villebois design standards.

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

B12. **Review Criteria:** “The following design principles reflect the fundamental concepts, and support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities of the built environment within the Village zone.

- The design of landscape, streets, public places and buildings shall create a place of distinct character.
- The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the Villebois Village Master Plan.
- The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.
- The design of exterior lighting shall minimize off-site impacts, yet enable functionality.”

Finding: These criteria are satisfied.

Explanation of Finding: The design of buildings is following, except where height and setback variances are requested for Chateau Villebois, the Village Center Architectural Standards, which implement the design principles of this subsection. See also Findings E3 and F3.

Subsection 4.125 (.14) A. 2. a. - e. and h. – k. Building and Site Design Requirements

B13. **Review Criteria:** “Building and site design shall include:

- Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.

- Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.
- Protective overhangs or recesses at windows and doors.
- Raised stoops, terraces or porches at single-family dwellings.
- Exposed gutters, scuppers, and downspouts, or approved equivalent.
- Building elevations of block complexes shall not repeat an elevation found on an adjacent block.
- Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.
- A porch shall have no more than three walls.
- A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space.”

Finding: These criteria are satisfied.

Explanation of Finding: Building and site design is following, except where height and setback variances are requested for Chateau Villebois, the Village Center Architectural Standards, which implement the design requirements of this subsection. See also Findings E3 and F3.

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

B14. **Review Criterion:** “Building and site design shall include:

- A landscape plan in compliance with Sections 4.125(.07) and (.11), above.”

Finding: This criterion is satisfied.

Explanation of Finding: The appropriate landscape plans have been provided. See sheets L1.01 and L1.02 of Exhibit B3.

Subsection 4.125 (.14) A. 2. f. Protection of Significant Trees

B15. **Review Criterion:** “Building and site design shall include:

- The protection of existing significant trees as identified in an approved Community Elements Book.”

Finding: This criterion is satisfied.

Explanation of Finding: Tree protection information is provided. No trees are proposed for removal.

Subsection 4.125 (.14) A. 3. Lighting and Site Furnishings

B16. **Review Criteria:** “Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.”

Finding: These criteria are satisfied.

Explanation of Finding: The benches and landscape material in the pocket park are consistent with the Community Elements Book. See also Finding E3.

Subsection 4.125 (.14) A. 4. Building Systems

B17. **Review Criteria:** “Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required

therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard.”

Finding: These criteria are satisfied.

Explanation of Finding: Subsequent Building Permit applications will review proposed buildings for consistency with the criteria of Table V-3 and the Village Center Architectural Standards. See also Findings E3 and F3 in Requests E and F for Final Development Plans.

Subsection 4.125 (.18) G. Preliminary Development Plan Approval Process

Subsection 4.125 (.18) G. 1. a. Preliminary Development Plan: Submission Timing

B18. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be filed with the City Planning Division for the entire SAP, or when submission of the SAP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.”

Finding: This criterion is satisfied.

Explanation of Finding: The request revises a previous PDP for a portion of SAP Central, and does not seek to change phasing.

Subsection 4.125 (.18) G. 1. b. Preliminary Development Plan: Owners’ Consent

B19. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be made by the owner of all affected property or the owner’s authorized agent;”

Finding: This criterion is satisfied.

Explanation of Finding: Application forms have been signed by owners of all properties involved.

Subsection 4.125 (.18) G. 1. c. Preliminary Development Plan Permit Process: Proper Form & Fees

B20. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution;”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has used the prescribed form and paid the required application fees.

Subsection 4.125 (.18) G. 1. d. Preliminary Development Plan Permit Process: Professional Coordinator

B21. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall set forth the professional coordinator and professional design team for the project;”

Finding: This criterion is satisfied.

Explanation of Finding: A professional design team is working on the project with Stacy Connery AICP from Pacific Community Design as the professional coordinator.

Subsection 4.125 (.18) G. 1. e. Preliminary Development Plan Permit Process: Mixed Uses

B22. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall state whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed PDP includes only residential uses with supporting recreational amenities and utilities.

Subsection 4.125 (.18) G. 1. f. Preliminary Development Plan Permit Process: Land Division

B23. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall include a preliminary land division (concurrently) per Section 4.400, as applicable.”

Finding: This criterion is satisfied.

Explanation of Finding: The area has been previously subdivided and no further land divisions are requested or necessary for the proposed development.

Subsection 4.125 (.18) G. 1. g. Preliminary Development Plan Permit Process: Zone Map Amendment

B24. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall include a concurrent application for a Zone Map Amendment (i.e., Zone Change) for the subject phase.”

Finding: This criterion is satisfied.

Explanation of Finding: As a revision of a previously approved PDP, the Zone Map Amendment has already occurred and is not required with this application.

Subsection 4.125 (.18) G. 2. a. – c. Preliminary Development Plan Permit Process: Information Required

B25. **Review Criteria:** “The application for Preliminary Development Plan approval shall include conceptual and quantitatively accurate representations of the entire development sufficient to demonstrate conformance with the approved SAP and to judge the scope, size and impact of the development on the community and shall be accompanied by the following information:

- A boundary survey or a certified boundary description by a surveyor licensed in the State of Oregon.
- Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, (e.g., flood plain, wetlands, forested areas, steep slopes or adjacent to stream banks). Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:
 - One (1) foot contours for slopes of up to five percent (5%);
 - Two (2) foot contours for slopes from six percent (6%) to twelve (12%);
 - Five (5) foot contours for slopes from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and
 - Ten (10) foot contours for slopes exceeding twenty percent (20%).
- The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the PDP and within 50 feet of the PDP boundary, as required by Section 4.139.

Finding: These criteria are satisfied.

Explanation of Finding: The proposal does not affect topography or natural resources and is part of a PDP and subdivision lots and tracts previously defined.

Subsection 4.125 (.18) G. 2. d. Preliminary Development Plan Permit Process: Land Area Tabulation

B26. **Review Criteria:** “A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed PDP changes do not alter the amount of land devoted to various uses established in the previous PDP approval.

Subsection 4.125 (.18) G. 2. e. Preliminary Development Plan Permit Process: Streets, Alleys, and Trees

B27. **Review Criteria:** “The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the PDP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only.”

Finding: These criteria are satisfied.

Explanation of Finding: Information on planned alleys and streets are provided or the information is readily available. Easements, sidewalks, bike routes and bikeways, trails, and other relevant features are shown. The required trees are shown. See Exhibit B2.

Subsection 4.125 (.18) G. 2. f. Preliminary Development Plan Permit Process: Building Drawings

B28. **Review Criteria:** “Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan boundary, as identified in the approved SAP, and where required, the approved Village Center Design.”

Finding: This criterion is satisfied.

Explanation of Finding: As part of SAP Central detailed architectural drawings of the proposed building are submitted concurrently with this application for approval of the Final Development Plans.

Subsection 4.125 (.18) G. 2. g. Preliminary Development Plan Permit Process: Utility Plan

B29. **Review Criterion:** “A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.”

Finding: This criterion is satisfied.

Explanation of Finding: A composite utility plan has been provided. See applicant’s Sheet 5, Exhibit B2.

Subsection 4.125 (.18) G. 2. h. Preliminary Development Plan Permit Process: Phasing Sequence

B30. **Review Criterion:** “If it is proposed that the Preliminary Development Plan will be executed in Phases, the sequence thereof shall be provided.”

Finding: This criterion is satisfied.

Explanation of Finding: The portion of the PDP subject to this revision is expected to be built in a single phase. Though, Chateau Villebois and the Carriage Homes may be built separately and on their own timelines.

Subsection 4.125 (.18) G. 2. i. Preliminary Development Plan Permit Process: Security for Capital Improvements

B31. **Review Criterion:** “A commitment by the applicant to provide a performance bond or other acceptable security for the capital improvements required by the project.”

Finding: This criterion is satisfied.

Explanation of Finding: The process is in place to require such performance bond through the Public Works permitting process.

Subsection 4.125 (.18) G. 2. j. Preliminary Development Plan Permit Process: Traffic Report

B32. **Review Criterion:** “At the applicant’s expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).”

Finding: This criterion is satisfied.

Explanation of Finding: The required traffic report has been provided, and can be found in Section IIF of the applicant’s notebook, Exhibit B1.

Subsection 4.125 (.18) H. PDP Application Submittal Requirements

Subsection 4.125 (.18) H. 1. PDP Application Submittal Requirements: General

B33. **Review Criteria:** “The Preliminary Development Plan shall conform with the approved Specific Area Plan, and shall include all information required by (.18)(D)(1) and (2), plus the following:

- The location of water, sewerage and drainage facilities;
- Conceptual building and landscape plans and elevations, sufficient to indicate the general character of the development;
- The general type and location of signs;
- Topographic information as set forth in Section 4.035;
- A map indicating the types and locations of all proposed uses; and
- A grading and erosion control plan illustrating existing and proposed contours as prescribed previously in this section.”

Finding: These criteria are satisfied.

Explanation of Finding: The PDP revisions conform with the SAP approval with the approval of the SAP Refinements in Request A.

Subsection 4.125 (.18) H. 2. PDP Application Submittal Requirements: Traffic Report

B34. **Review Criteria:** “In addition to this information, and unless waived by the City’s Community Development Director as enabled by Section 4.008(.02)(B), at the applicant’s expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the PDP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire PDP, and it shall meet Subsection 4.140(.09)(J)(2) for the full development of all five SAPs.”

Finding: These criteria are satisfied.

Explanation of Finding: The required traffic report is included in Section IIF of the applicant’s notebook, Exhibit B1.

Subsection 4.125 (.18) H. 3. PDP Application Submittal Requirements: Level of Detail

B35. **Review Criterion:** “The Preliminary Development Plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the phase of development. However, approval of a Final Development Plan is a separate and more detailed review of proposed design features, subject to the standards of Section 4.125(.18)(L) through (P), and Section 4.400 through Section 4.450.”

Finding: This criterion is satisfied.

Explanation of Finding: The required level of detail has been shown.

Subsection 4.125 (.18) H. 4. PDP Application Submittal Requirements: Copies of Legal Documents

B36. **Review Criterion:** “Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner’s association, shall also be submitted.”

Finding: This criterion is satisfied.

Explanation of Finding: No such legal documents are required for this application.

Subsection 4.125 (.18) I. PDP Approval Procedures

B37. **Review Criteria:** “An application for PDP approval shall be reviewed using the following procedures:

- Notice of a public hearing before the Development Review Board regarding a proposed PDP shall be made in accordance with the procedures contained in Section 4.012.
- A public hearing shall be held on each such application as provided in Section 4.013.
- After such hearing, the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application.”

Finding: These criteria are satisfied.

Explanation of Finding: The request is being reviewed according to this subsection.

Subsection 4.125 (.18) K. PDP Approval Criteria

Subsection 4.125 (.18) K. 1. a. PDP Approval Criteria: Consistent with Standards of Section 4.125

B38. **Review Criteria:** “Is consistent with the standards identified in this section.”

Finding: These criteria are satisfied.

Explanation of Finding: As shown elsewhere in this request, the proposed modified Preliminary Development Plan is consistent with the standards of Section 4.125.

Subsection 4.125 (.18) K. 1. b. PDP Approval Criteria: Complies with the Planning and Land Development Ordinance

B39. **Review Criterion:** “Complies with the applicable standards of the Planning and Land Development Ordinance, including Section 4.140(.09)(J)(1)-(3).”

Finding: This criterion is satisfied.

Explanation of Finding: Findings are provided showing compliance with applicable standards of the Planning and Land Development Ordinance. Specifically Findings B45 through B46 address Subsections 4.140 (.09) J. 1. through 2.

Subsection 4.125 (.18) K. 1. c. PDP Approval Criteria: Consistent with Approved SAP

B40. **Review Criterion:** “Is consistent with the approved Specific Area Plan in which it is located.”

Finding: This criterion is satisfied.

Explanation of Finding: The requested PDP modification is consistent with the SAP, as requested to be refined with Request A.

Subsection 4.125 (.18) K. 1. d. PDP Approval Criteria: Consistent with Approved Pattern Book

B41. **Review Criterion:** “Is consistent with the approved Pattern Book and, where required, the approved Village Center Architectural Standards.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed buildings are being reviewed for consistency with the Village Center Architectural Standards, see Findings E3 and F3.

Subsection 4.125 (.18) K. 2. PDP Approval Criteria: Reasonable Phasing Schedule

B42. **Review Criterion:** “If the PDP is to be phased, that the phasing schedule is reasonable and does not exceed two years between commencement of development of the first, and completion of the last phase, unless otherwise authorized by the Development Review Board.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed PDP modification does not affect phasing as it relates to this subsection.

Subsection 4.125 (.18) K. 3. PDP Approval Criteria: Parks Concurrency

B43. **Review Criterion:** “Parks within each PDP or PDP Phase shall be constructed prior to occupancy of 50% of the dwelling units in the PDP or PDP phase, unless weather or other special circumstances prohibit completion, in which case bonding for such improvements shall be permitted.”

Finding: This criterion will be satisfied by Condition of Approval PDB 1.

Explanation of Finding: A condition of approval ensures the proposed Pocket Park in Tract ‘R’ is completed prior to occupancy of Chateau Villebois.

Subsection 4.125 (.18) K. 5. PDP Approval Criteria: DRB Conditions

B44. **Review Criteria:** “The Development Review Board may require modifications to the PDP, or otherwise impose such conditions as it may deem necessary to ensure conformance with the approved SAP, the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section.”

Finding: This criterion is satisfied.

Explanation of Finding: No additional conditions of approval are recommended.

Subsection 4.140 (.09) J. Planned Development Permit Review Criteria

“A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Section 4.140:”

Subsection 4.140 (.09) J. 1. Consistency with Comprehensive Plan and Other Plans, Ordinances

B45. **Review Criteria:** “The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.”

Finding: These criteria are satisfied.

Explanation of Finding: Except for the building height and front setback for which variances are requested, the applicant’s findings demonstrate the location, design, size, and uses proposed with the PDP are both separately and as a whole consistent with SAP Central as proposed to be refined in Request A, and thus the Villebois Village Master Plan, the City’s Comprehensive Plan designation of Residential – Village for the area, and any other applicable ordinance of which staff is aware.

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

B46. **Review Criteria:** That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the City’s adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.

Finding: These criteria are satisfied.

Explanation of Finding: 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. A copy of the Traffic Impact Analysis is included in Section IIF of the applicant’s notebook, Exhibit B1.

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

B47. **Review Criteria:** “That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.”

Finding: These criteria are satisfied.

Explanation of Finding: As shown in the applicant’s Composite Utility Plan, Sheet 5 of Exhibit B2, adequate or immediately planned facilities and services are sufficient to serve the planned development.

Section 4.171 Protection of Natural Features & Other Resources

Subsection 4.171 (.02) General Terrain Preparation

B48. **Review Criteria:**

- “All developments shall be planned designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant land forms.
- All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code, all development shall be planned, designed, constructed and maintained so as to:
 - Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.
 - Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.
 - Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.

Finding: These criteria are satisfied.

Explanation of Finding: The PDP matches the SAP Central approvals, as requested to be modified in Request A and found to meet the requirements of this subsection.

Subsection 4.171 (.03) Hillsides

B49. **Review Criterion:** “Hillsides: All developments proposed on slopes greater than 25% shall be limited to the extent that:”

Finding: This criterion does not apply.

Explanation of Finding: No development is proposed on such slopes.

Subsection 4.171 (.04) Trees and Wooded Area

B50. **Review Criteria:**

- “All developments shall be planned, designed, constructed and maintained so that:
 - Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.
 - Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.

- Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.
- Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:
 - Avoiding disturbance of the roots by grading and/or compacting activity.
 - Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.
 - Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.
 - Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

Finding: These criteria are satisfied.

Explanation of Finding: Information on surrounding trees is provided in Section IIG of the Applicant’s notebook, Exhibit B1.

Subsection 4.171 (.05) High Voltage Power Lines

B51. **Review Criteria:** “High Voltage Power line Easements and Rights of Way and Petroleum Pipeline Easements:

- Due to the restrictions placed on these lands, no residential structures shall be allowed within high voltage power line easements and rights of way and petroleum pipeline easements, and any development, particularly residential, adjacent to high voltage power line easements and rights of way and petroleum pipeline easement shall be carefully reviewed.
- Any proposed non-residential development within high voltage power line easements and rights of way and petroleum pipeline easements shall be coordinated with and approved by the Bonneville Power Administration, Portland General Electric Company or other appropriate utility, depending on the easement or right of way ownership.

Finding: These criteria do not apply.

Explanation of Finding: The development area and surrounding area are not around high voltage power lines.

Subsection 4.171 (.06) Safety Hazards

B52. **Review Criteria:** “

- To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.
- To protect lives and property from damage due to soil hazards.
- To protect lives and property from forest and brush fires.
- To avoid financial loss resulting from development in hazard areas.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that development of the subject area will occur in a manner that minimizes potential hazards to safety.

Subsection 4.171 (.07) Earth Movement Hazard Areas

B53. **Review Criterion:** “No development or grading shall be allowed in areas of land movement, slump or earth flow, and mud or debris flow, except under one of the following conditions.”

Finding: This criterion is satisfied.

Explanation of Finding: No areas of land movement, slump, earth flow, or mud or debris flow have been identified in the project area.

Subsection 4.171 (.08) Standards for Soil Hazard Areas

B54. Review Criteria:

- “Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: wet or high water table; high shrink-swell capability; compressible or organic; and shallow depth-to-bedrock.
- The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and any subsequent bulleting and accompanying maps. Approved site-specific soil studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the soil hazards database accordingly.

Finding: These criteria are satisfied.

Explanation of Finding: No soil hazard areas have been identified within the subject area.

Subsection 4.171 (.09) Historic Protection

B55. Review Criteria: This subsection establishes requirements for protection of historic resources.

Finding: This criterion is satisfied.

Explanation of Finding: The PDP matches the SAP Central approvals, as requested to be refined in Request A, which were found to meet the requirements of this subsection.

Section 4.176 Landscaping, Screening, and Buffering

B56. Review Criteria: This section establishes landscape, screening, and buffering requirements for development within the City.

Finding: These criteria are satisfied.

Explanation of Finding: Landscaping will be provided in accordance with the standards in Section 4.176. The planting plan has been developed in conformance with the *Community Elements Book* and the applicable standards of Section 4.176. Landscaping in the parks and linear green areas will be reviewed with Request E, Final Development Plan.

Section 4.177 Street Improvement Standards

B57. Review Criteria: This section establishes street improvements standards for development within the City.

Finding: These criteria are satisfied.

Explanation of Finding: The streets around the proposed development are already built and are not being altered by the request.

Section 4.179 Mixed Solid Waste and Recyclables Storage

Subsection 4.179 (.01) Where Storage Standards Apply

B58. **Review Criteria:** “All site plans for multi-unit residential and non-residential buildings submitted to the Wilsonville Development Review Board for approval shall include adequate storage space for mixed solid waste and source separated recyclables”.

Finding: These criteria are satisfied.

Explanation of Finding: The standards are being applied to the new multi-unit residential development.

Subsection 4.179 (.06) A. Storage Requirements for Multi-unit Residential Buildings

B59. **Review Criteria:** “Multi-unit residential buildings containing five-ten units shall provide a minimum storage area of 50 square feet. Buildings containing more than ten residential units shall provide an additional five square feet per unit for each unit above ten.”

Finding: These criteria are satisfied.

Explanation of Finding: At approximately 270 square feet, the storage enclosure for Chateau Villebois exceeds the required 245 square feet. The Carriage Homes will function much like single-family homes or row homes with individual units storing their carts in the attached garage.

Subsection 4.179 (.07) Working with Franchised Garbage Hauler

B60. **Review Criteria:** “The applicant shall work with the City’s franchised garbage hauler to ensure that site plans provide adequate access for the hauler’s equipment and that storage area is adequate for the anticipated volumes, level of service and any other special circumstances which may result in the storage area exceeding its capacity. The hauler shall notify the City by letter of their review of site plans and make recommendations for changes in those plans pursuant to the other provisions of this section.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has worked with the franchised garbage hauler, Republic Services, and a letter approving the site plan is included in Section III) of Exhibit B1.

<p>REQUEST C: DB14-0059 VARIANCE: FRONT SETBACK FOR CHATEAU VILLEBOIS</p>

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

Subsection 4.196 (.01) Variances: Generally

C1. **Review Criteria:** “Where difficulties exist rendering compliance with Chapter 4 impractical and such compliance would create unnecessary hardship to the owner or user of land or buildings, the Development Review Board may grant a variance from the provisions of this Code after the prescribed public hearing as set forth in Section 4.013, and after an investigation; provided all of the following conditions exist:”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant responds to these criteria as follows:

“Table V-1 states that multi-family dwellings in the Village Center are to have a minimum front yard setback of 5’ and notes that porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.

Chateau Villebois is proposed on Lot 71 of Villebois Village Center No. 2, which fronts on the south side of Barber Street. Directly southeast of Lot 71 on the same block is Lot 73 of Villebois Village Center No. 2, also fronting on the south side of Barber Street. These lots are only separated by a 15’ wide pedestrian tract at Barber Street. The Villebois Village Master Plan, SAP-Central and PDP 2C all call for a mixed use building to be located on Lot 73. Table V-1 states that mixed-use buildings in the Village Center are to have a minimum front yard setback of zero. This mixed use building will have a zero front yard setback. Locating the proposed multi-family dwellings at a front setback similar to the adjacent mixed use building will allow this block to achieve a consistent urban design along Barber Street. Barber Street in the Village Center is intended to be an urban environment with buildings located close to the Public Way. The Applicant proposes to site Chateau Villebois buildings at 1.5’ from the Public Way at the closest point. It should be noted, that there is no Public Utility Easement on the subject side of Barber Street.

The southeastern portion of Lot 71 is bordered by Tract ‘R’ to the south, which was created to preserve three existing trees, and three existing trees to the north within a planter strip in the Public Way of Barber Street. Chateau Villebois buildings must be sited as proposed to maintain preservation of these existing trees. Thus, the Applicant requests approval of the requested variance to the front yard setback in order to achieve consistency in the urban design of the subject block frontage on Barber Street and to preserve the adjacent existing trees.”

Subsection 4.196 (.01) A. Variance Condition: Difficulty Regardless of Owner

C2. **Review Criterion:** “The difficulty would apply to the particular land or building regardless of the owner.”

Finding: These criteria are satisfied.

Explanation of Finding: The difficulties related to tree preservation and consistent urban design along SW Barber Street would apply regardless of the ownership.

Subsection 4.196 (.01) B. Variance Condition: Not the Result of Illegal Act

C3. **Review Criterion:** “The request for a variance is not the result of an illegal act on the part of the applicant or the applicant's agent.”

Finding: These criteria are satisfied.

Explanation of Finding: No illegal act has occurred related to the requested variance.

Subsection 4.196 (.01) C. Variance Condition: Unique Circumstances

C4. **Review Criterion:** “The plight of the owner is due to unique circumstances, such as lot size or shape, topography, and size or shape of building, which are not typical of the general conditions of the surrounding area.”

Finding: These criteria are satisfied.

Explanation of Finding: The variance requests relates to the unique size and context of the site which is not the same as the general conditions of the surrounding area.

Subsection 4.196 (.01) D. Variance Condition: Difficulty Relates to Subject Premises

C5. **Review Criterion:** “The practical difficulty or unnecessary hardship asserted as a ground for a variance must relate to the premises for which the variance is sought and not to other premises or personal conditions of the applicant.”

Finding: These criteria are satisfied.

Explanation of Finding: The request of the variance relates to the Chateau Villebois property and the unique shape and context of the site.

Subsection 4.196 (.01) E. Variance Condition: Does Not Allow for Unauthorized Use

C6. **Review Criterion:** “The variance does not allow the property to be used for purposes not authorized within the zone involved.”

Finding: These criteria are satisfied.

Explanation of Finding: All proposed uses of the property are authorized within the Village Zone, including multi-family residential.

Subsection 4.196 (.01) F. Variance Condition: Minimum Necessary to Relieve Hardship

C7. **Review Criterion:** “The variance is the minimum necessary to relieve the hardship.”

Finding: These criteria are satisfied.

Explanation of Finding: As stated by the applicant:

“The constraints of the lot and the required parking make the requested 1.5’ setback for Chateau Villebois the minimum necessary to relieve the hardship. The width of the lot is approximately 104’. The landscape area on the southwest side of Chateau Villebois is 2’ in width and necessary to provide screening for the parking area. The compact parking spots behind the building are 16’ long, the minimum necessary length to accommodate each parking spot and bumper guard. The accessway for the parking area behind Chateau Villebois is 18’ in width, the minimum necessary to accommodate a single row of parking and ensure proper functionality. The landscape area between the building and the parking area is 4’ in width, and is necessary to meet the required landscape area and parking landscape area. The walls of the building itself are 1’ thick on each side. The standard parking spaces within the parking garage are 18’ in length, the minimum necessary to ensure proper maneuvering and functionality. The accessway inside the parking garage is approximately 24.5’ in width, and is the minimum necessary to ensure sufficient functionality of the two rows of parking. When added together (2’ landscape area + 16’ compact parking spaces + 18’ accessway + 4’ landscape area +

1' building wall + 18' standard parking spaces + 24.5' accessway + 18' standard parking spaces + 1' building wall) the minimum necessary width of Chateau Villebois building, parking, and landscaping is 102.5', leaving 1.5' (104' – 102.5' = 1.5') for the front building setback."

Subsection 4.196 (.01) G. Variance Condition: Flood Zone Development Specific Standards

C8. **Review Criteria:** This subsection lists 8 additional variance standards applying to variances where development is being pursued within a flood zone.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed development is not within a flood zone.

<p>REQUEST D: DB14-0060 VARIANCE: BUILDING HEIGHT FOR CHATEAU VILLEBOIS</p>

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

Subsection 4.196 (.01) Variances: Generally

D1. **Review Criteria:** "Where difficulties exist rendering compliance with Chapter 4 impractical and such compliance would create unnecessary hardship to the owner or user of land or buildings, the Development Review Board may grant a variance from the provisions of this Code after the prescribed public hearing as set forth in Section 4.013, and after an investigation; provided all of the following conditions exist:"

Finding: These criteria are satisfied.

Explanation of Finding: The applicant responds to these criteria as follows:

"The Applicant requests approval of a variance to the height for Chateau Villebois. Table V-1 states that multi-family dwellings in the Village Center are to have a maximum height of 45'.

Chateau Villebois consists of one building with an increase in height from west to east. The proposed building is 51' in the east segment and 42' in the west segment, respectively. This increase in height from west to east is appropriate considering the transition in height to the east across Tract 'R' where mixed use buildings will be located and a maximum building height of 60' is allowed. An increase in the allowable building height will allow Chateau Villebois to feature a roof garden on top of the center segment of the building.

Challenges with parking requirements and size/shape of the lot have contributed to the proposed height of the building. To provide for required on-site parking, a parking garage that is partially underground is proposed, and space behind the building will be dedicated to parking spaces. The parking garage contributes to the building height, as it will be built partially above ground level for ventilation. Furthermore, Lot 71 is relatively small and rectangular in shape, subject to topographic constraints resulting from surrounding built streets, alleys, and buildings and preserved trees. In order to achieve the anticipated urban density and

design, a portion of the building will exceed the maximum building height for a multi-family dwelling, but will be shorter than the future adjacent mixed use building. This serves to provide a transition that is consistent with the design intent of the Village Center to increase massing toward the Piazza (center of the Village Center).”

Subsection 4.196 (.01) A. Variance Condition: Difficulty Regardless of Owner

D2. **Review Criterion:** “The difficulty would apply to the particular land or building regardless of the owner.”

Finding: These criteria are satisfied.

Explanation of Finding: As stated by the applicant, “The difficulty faced in constructing a building less than 45’ in height while providing for parking and density requirements would apply to Lot 71 regardless of who owned the land.”

Subsection 4.196 (.01) B. Variance Condition: Not the Result of Illegal Act

D3. **Review Criterion:** “The request for a variance is not the result of an illegal act on the part of the applicant or the applicant's agent.”

Finding: These criteria are satisfied.

Explanation of Finding: No illegal act has occurred related to the requested variance.

Subsection 4.196 (.01) D. Variance Condition: Difficulty Relates to Subject Premises

D4. **Review Criterion:** “The practical difficulty or unnecessary hardship asserted as a ground for a variance must relate to the premises for which the variance is sought and not to other premises or personal conditions of the applicant.”

Finding: These criteria are satisfied.

Explanation of Finding: The variance requests relates to the unique size and site which is not the same as the general conditions of the surrounding area.

Subsection 4.196 (.01) E. Variance Condition: Does Not Allow for Unauthorized Use

D5. **Review Criterion:** “The variance does not allow the property to be used for purposes not authorized within the zone involved.”

Finding: These criteria are satisfied.

Explanation of Finding: All proposed uses of the property are authorized within the Village Zone, including multi-family residential.

Subsection 4.196 (.01) F. Variance Condition: Minimum Necessary to Relieve Hardship

D6. **Review Criterion:** “The variance is the minimum necessary to relieve the hardship.”

Finding: These criteria are satisfied.

Explanation of Finding: As stated by the applicant:

“The proposed variance to allow Chateau Villebois to be 51’ in height for the east segment of the building is the minimum necessary to accommodate the 4 floors of dwelling units and the partially underground parking garage. Each of the four floors which include dwelling units, measured from ceiling to ceiling is approximately

10.2' in height. This adds up to approximately 41' in height. The parking garage encroaches above ground approximately 8', the minimum necessary to provide a 10' clearance for cars and ventilation for the garage. The parapet for the roof adds an additional 2' in height. This gives us a total of 51' (41' + 8' + 2') in height for the east segment of the building, 6' more than the allowed height of 45' (51' - 45' = 6'). This is the minimum necessary height to accommodate all parking and dwelling units for the building."

Subsection 4.196 (.01) G. Variance Condition: Flood Zone Development Specific Standards

D7. **Review Criteria:** This subsection lists 8 additional variance standards applying to variances where development is being pursued within a flood zone.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed development is not in a flood zone.

REQUEST E: DB14-0061 FINAL DEVELOPMENT PLAN FOR CHATEAU VILLEBOIS AND TRACT "R" POCKET PARK

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

Subsection 4.125 (.18) L. Final Development Plan Approval Procedure

E1. **Review Criteria:** This subsection establishes the procedure for review of Final Development Plans in the Village Zone including being filed for the entire FDP, be filed within 2 years of the PDP, be signed by the property owners of all affected properties, be filed on the approved City form, and have a professional coordinator and design team.

Finding: These criteria are satisfied.

Explanation of Finding: The application includes multi-family development in the Village Center as well as a pocket park, all of which requires Final Development Plan (FDP) review. The FDP has been filed for the entire development including Chateau Villebois and the Pocket Park in Tract "R". A separate FDP has been filed for the nearby Carriage Homes, see Request F. The FDP has been filed concurrently with a revised PDP requesting approval of the proposed development. Signatures have been obtained from the owners of the Chateau Villebois parcel as well as the owner of Tract "R". The applications were submitted with the appropriate City form. Stacy Connery, AICP is the professional coordinator for a professional design team.

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

E2. **Review Criteria:** These subsections establish the submittal requirements and approval procedures for Final Development Plan Review. Subsections N. and P. 2. state Final Development Plans are subject Section 4.421.

Finding: These criteria are satisfied.

Explanation of Finding: 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 E19 through E23 below.

Subsection 4.125 (.18) P. 2. Conformity with Community Elements Book and Village Center Architectural Standards

E3. **Review Criteria:** An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Architectural Standards and any conditions of a previously approved PDP.

Finding: These criteria are satisfied or will be satisfied by a Condition of Approval.

Explanation of Finding: With a location in the Village Center Chateau Villebois and the adjacent pocket park in Tract “R” are subject to the Community Elements Book and Village Center Architectural Standards and comply as follows:

Community Elements Book:

Applicable Requirement	Requirement Met?	Notes
Street Lighting	<input checked="" type="checkbox"/>	Previously installed
Curb Extensions	<input checked="" type="checkbox"/>	Previously installed
Street Trees	<input type="checkbox"/>	Condition of Approval PDE 5 requires the street trees to be the preferred species for each street as listed on page 8 of the approved SAP Central Community Elements Book.
Landscape Elements-Site Furnishings	<input checked="" type="checkbox"/>	The urban/greenway bench shown for the Pocket Park is among the benches listed in the Community Elements Book. No other listed site furnishings are required or provided.
Tree Protection	<input checked="" type="checkbox"/>	All trees previously identified for protection continue to be protected. No trees are proposed to be removed.
Plant List	<input checked="" type="checkbox"/>	All plant materials listed on page L1.02 of Exhibit B2 and B3 are on the Villebois plant list. No prohibited plants are proposed

Village Center Architectural Standards

Standard	Standard Met?	Notes
<u>1.2 Building Height & Roof Form</u>		
Required Standards		
1) Max. Building Height according to Table V-1	<input checked="" type="checkbox"/>	Height exceeds Table V-1, will meet with approval of height variance in Request D.

2) Addresses have other height limitations	<input checked="" type="checkbox"/>	Not within an address overlay
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 checked="" type="checkbox"/>	Rooftop terrace garden area proposed
Optional Standards:		
6) Buildings encouraged to reach max. allowable height	<input checked="" type="checkbox"/>	The building meets or exceeds max. allowable height
7) Minimize shading of public and private outdoor areas during mid-day	<input type="checkbox"/>	While shading can't be avoided building articulation to some extent minimizes
<u>1.2 Vertical Façade Articulation for All Mixed Use Buildings</u>		Building not mixed use
<u>1.3 Horizontal Façade Articulation</u>		
Required		
1) Horizontal Facades articulated into smaller units using two or more of the following: change of materials, change of color, façade planes that are vertical in proportion, bays and recesses, breaks in roof elevation.	<input checked="" type="checkbox"/>	Chateau Villebois uses change of materials, change of color, vertical façade planes, bays and recesses, and breaks in roof elevations to articulate the horizontal façade into smaller units.
2) Incorporate features such as offsets, projections, reveals, and similar elements to preclude large expanses of uninterrupted building surfaces.	<input checked="" type="checkbox"/>	Offsets, projections, and other elements are used to prevent a large expanse of uninterrupted building surfaces.
Optional		
3) Articulation should extend to the roof	<input checked="" type="checkbox"/>	The articulation of the Chateau Villebois building does extend to the roof.
<u>3.1 Exterior Building Materials & Color</u>		
Required		
1) Visually heavier and more massive materials at base when multiple materials used.	<input checked="" type="checkbox"/>	Except where a stone façade creates a central element, the brick and tiles, which would considered heavier materials, are applied at the base of

		the building with the lighter stucco panel material above.
2) Bright, intense colors reserved for accent trim	<input checked="" type="checkbox"/>	Bright, intense colors are not proposed except for accent on shutters.
3) Bright colors not used for commercial purposes	<input checked="" type="checkbox"/>	Bright colors are not being used for commercial purposes
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"/>	The only concrete block being used is for the trash and recycling enclosure which does not face a street or public way.
5) Exteriors constructed of durable and maintainable materials with texture, pattern, or lend themselves to quality detailing.	<input checked="" type="checkbox"/>	The brick veneer, stone veneer, porcelain tile, and hardi board are all durable materials with texture.
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"/>	On Page 65 of their compliance narrative the applicant explains how many of the materials could be considered sustainable to different extents.
3.2 Architectural Character		
Required		
1) A definitive, consistent Architectural Character. All primary facades consistent with Architectural Character	<input checked="" type="checkbox"/>	As further explained by the applicant on page 66 of their compliance narrative the Chateau Villebois building has a defined and consistent French architectural character divided between two French Revival styles with a central section to further break up the building.
2) No mixing of Architectural Styles	<input checked="" type="checkbox"/>	The entire building is consistently in the French Revival Architectural style.
3) Secondary facades incorporate primary façade features over 25% of wall length	<input checked="" type="checkbox"/>	All facades full integrate the designed architectural style
4) All visible sides have a similar level of quality and visual interest	<input checked="" type="checkbox"/>	All four sides of the building maintain a consistent and similar level of quality and visual interest
5) Accessory buildings designed and integrated into	<input checked="" type="checkbox"/>	No accessory buildings are proposed

primary building		
6) Applicants encouraged to consult an architect or architectural historian regarding appropriate elements of architectural style	<input checked="" type="checkbox"/>	Chateau Villebois has been professionally designed by an architect.
7) If not in an address, elevations not repeated on adjacent blocks	<input checked="" type="checkbox"/>	Chateau Villebois is a unique design and does not and is not planned to repeat any other elevations.
<u>3.3 Ground Level Building Components</u>		
Required		
1) Building setbacks and frontage widths as required by Table V-1	<input checked="" type="checkbox"/>	Standards of Table V-1 are met for setback and frontage widths except for the setback from SW Barber Street. A setback variance has been requested, Request C.
2) Retail orientation towards street	<input checked="" type="checkbox"/>	Not applicable
3) Differentiating entrances for mixed use buildings	<input checked="" 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"/>	An appropriately sized covered area is provided at the main entrance off SW Barber Street.
5) Any building lighting, is indirect or shielded	<input checked="" type="checkbox"/>	Lighting will be indirect or shielded. See also Condition of Approval PDE 6.
6) Parking structures screened using at least two of the following: residential or commercial uses, decorative grill work, decorative artwork, vegetation	<input checked="" type="checkbox"/>	The parking structure is partially below grade and is screened by a wall and decorative grill work as well as vegetation.
7) Plaza address mixed-use buildings have canopy or awning	<input checked="" 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 sign 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"/>	Large windows, glass doors and French balconies bring light and air and the outdoors into the individual living spaces.
11) Canopies and Awnings primary function is weather protection	<input type="checkbox"/>	Not applicable
<u>4.1 Façade Components</u>		
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"/>	Windows and doors include substantial and visible white trim, shutters are included on the second floor of the northwestern segment of the building, window bays on the third and fourth floors project outward 18”.
2) Balconies extend no more than 36”	<input type="checkbox"/>	Balconies extend 24”
3) Shutters sized to appear operable at window and door openings	<input checked="" type="checkbox"/>	Shutters will be sized to appear operable at window and door openings.
4) Except in the plaza address, balconies shall be at least 5 feet deep	<input checked="" type="checkbox"/>	Balconies are “French Balconies” consistent with the architectural style of the building
Optional		
4) (<i>Note: Duplicate numbers in published VCAS</i>) Individual windows square or vertical in proportion. An assembly of windows have horizontal proportion	<input checked="" type="checkbox"/>	All individual windows are square or vertical in proportion. On the first floor of the northwestern portion of the building the assembly of vertical window elements is horizontal 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 units have balconies
7) Expression of rainwater path	<input type="checkbox"/>	Not in compliance (optional)
8) Building fronts uneven angles to accommodate shape of street	<input checked="" type="checkbox"/>	Barber Street is straight along frontage, no angles needed.
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 applicant is providing some level of finishing touch and ornamentation.
<u>5.1 Fencing</u>	<input type="checkbox"/>	No fencing is proposed or required

Landscape Standards Section 4.176

Subsection 4.176 (.02) B. Landscape Standards and Compliance with Code

E4. **Review Criterion:** “All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length”

Finding: This criterion is satisfied.

Explanation of Finding: No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with standards of this section.

Subsection 4.176 (.03) Landscape Area and Locations

E5. **Review Criteria:** “Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed pocket park is predominantly covered with vegetative plant materials. The plantings are in a variety of areas.

Subsection 4.176 (.04) Buffering and Screening

E6. **Review Criteria:** “Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.

E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.

F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.”

Finding: These criteria are satisfied.

Explanation of Finding: No conditions requiring buffering and screening are within the area covered by the subject FDP request.

Subsection 4.176 (.06) A. Plant Materials-Shrubs and Groundcover

E7. **Review Criteria:** This subsection establishes plant material and planting requirements for shrubs and ground cover.

Finding: These criteria are satisfied.

Explanation of Finding: Applicant’s Sheet L1.02 in their plan set, Exhibit B2, indicates the requirements established by this subsection will be met by the proposed plantings.

Subsection 4.176 (.06) B. Plant Materials-Trees

E8. **Review Criteria:** This subsection establishes plant material requirements for trees.

Finding: These criteria are satisfied.

Explanation of Finding: Applicant’s Sheet L1.02 in their plan set, Exhibit B2, indicates the requirements established by this subsection will be met by the proposed plantings.

Subsection 4.176 (.06) D. Plant Materials-Street Trees

E9. **Review Criteria:** This subsection establishes plant material requirements for street trees.

Finding: These criteria are satisfied.

Explanation of Finding: 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.

Subsection 4.176 (.06) E. Types of Plant Species

E10. **Review Criteria:** This subsection discusses use of existing landscaping or native vegetation, selection of plant materials, and prohibited plant materials.

Finding: These criteria are satisfied.

Explanation of Finding: The allowed plant materials are governed by the Community Elements Book. All proposed plant materials are consistent with the SAP Central Community Elements Book.

Subsection 4.176 (.06) F. Tree Credit

E11. **Review Criteria:** “Existing trees that are in good health as certified by an arborist and are not disturbed during construction may count for landscaping tree credit as follows: Existing trunk diameter Number of Tree Credits

18 to 24 inches in diameter 3 tree credits

25 to 31 inches in diameter 4 tree credits

32 inches or greater 5 tree credits:”

Maintenance requirements listed 1. through 2.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant is not requesting any of the preserved trees be counted as tree credits pursuant to this subsection.

Subsection 4.176 (.06) G. Exceeding Plant Material Standards

E12. **Review Criterion:** “Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.”

Finding: This criterion is satisfied.

Explanation of Finding: The selected landscape materials do not violate any height or vision clearance requirements.

Subsection 4.176 (.07) Installation and Maintenance of Landscaping

E13. **Review Criteria:** This subsection establishes installation and maintenance standards for landscaping.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDE 1.

Explanation of Finding: 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.
- A note on the applicant’s Sheet L1.02 in their plan set, Exhibit B2, indicates “coordinate landscape installation with installation of underground sprinkler and drainage systems.”

Subsection 4.176 (.09) Landscape Plans

E14. **Review Criterion:** “Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated.”

Finding: This criterion is satisfied.

Explanation of Finding: Landscape plans have been submitted with the required information. See Exhibit B2.

Subsection 4.176 (.10) Completion of Landscaping

E15. **Review Criterion:** “The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review.”

Finding: This criterion is satisfied or will be satisfied by Conditions of Approval.

Explanation of Finding: As a condition of PDP approval the pocket park must be completed prior to occupancy of the Chateau Villebois building or the appropriate bond

posted. An additional Condition of Approval requires the on-site landscaping for Chateau Villebois be posted See Conditions of Approval PDC 1 and PDE 3.

Site Design Review

Subsection 4.400 (.01) Excessive Uniformity, Inappropriateness of Design, Etc.

E16. **Review Criteria:** “Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.”

Finding: These criteria are satisfied.

Explanation of Finding:

Excessive Uniformity: Chateau Villebois has unique architecture recognizably different yet compatible, avoid excessive uniformity. The subject park adds to the variety of features and amenities are provided consistent with the diversity of park uses described in the Villebois Village Master Plan avoiding excessive uniformity in park and open space design.

Inappropriate or Poor Design of the Exterior Appearance of Structures: Chateau Villebois and the park are being reviewed for conformance with the Community Elements book and Village Center Architecture standards and have been professionally designed creating a building and open space designed to the standards of the Villebois Village Center thus avoiding inappropriate or poor design.

Inappropriate or Poor Design of Signs: No signs are proposed.

Lack of Proper Attention to Site Development: The appropriate professional services have been used to design the Chateau Villebois building as well as the pocket park including an architect and landscape architect, demonstrating appropriate attention being given to site development.

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

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

E17. **Review Criterion:** “The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:” Listed A through J.

Finding: These criteria are satisfied.

Explanation of Finding: 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 Chateau Villebois building and park features are consistent with the Community Element Book and Village Center Architectural Standards, which has previously been reviewed to ensure consistency with

the Villebois Village Master Plan which has similar purposes and objectives as site design review.

Section 4.420 Site Design Review-Jurisdiction and Power of the Board

E18. **Review Criteria:** The section states the jurisdiction and power of the Development Review Board in relation to site design review including the application of the section, that development is required in accord with plans, and variance information.

Finding: These criteria will be satisfied by Condition of Approval PDE 2.

Explanation of Finding: A condition of approval has been included to ensure 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. Variances have been submitted for the DRB to review, see Requests C & D.

Subsection 4.421 (.01) Site Design Review-Design Standards

E19. **Review Criteria:** “The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards.” Listed A through G.

Finding: These criteria are satisfied.

Explanation of Finding:

Preservation of Landscaping: Beside the trees that are being preserved, the site has previously been graded and disturbed in the recent past and no natural vegetation or grades exist to be preserved.

Relation of Proposed Buildings to Environment: The development is proposed on a relatively flat, previously graded site no steep slopes, native vegetation, or other naturally significant areas exist on the site for preservation or as focal points beyond the trees that are being preserved in the pocket park and along Barber Street.

Drives, Parking and Circulation: Parking areas have been professionally designed with an appropriate amount of access and circulation. The vehicle parking and circulation is focused beneath and behind Chateau Villebois as well as a small amount on the adjacent streets while the pedestrian circulation is focused on the front and sides. Parking areas are in close proximity to the Chateau Villebois building with pedestrian building access points nearby.

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.

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.

Subsection 4.421 (.02) Applicability of Design Standards to Various Site Features

E20. **Review Criteria:** “The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.”

Finding: These criteria are satisfied.

Explanation of Finding: Design standards have been appropriately applied to the Chateau Villebois building and the pocket park.

Subsection 4.421 (.03) Objectives of Section 4.400 Serve as Additional Criteria and Standards

E21. **Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.”

Finding: These criteria are satisfied.

Explanation of Finding: The purposes and objectives in Section 4.400 are being used as additional criteria and standards. See Finding E17 above.

Subsection 4.421 (.05) Site Design Review-Conditions of Approval

E22. **Review Criterion:** “The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code.”

Finding: This criterion is satisfied.

Explanation of Finding: No additional conditions of approval are recommended.

Subsection 4.421 (.06) Color or Materials Requirements

E23. **Review Criterion:** “The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City.”

Finding: This criterion is satisfied.

Explanation of Finding: No additional requirements for Color or Materials are recommended.

Section 4.440 Site Design Review-Procedures

E24. **Review Criteria:** “A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:” Listed A through F.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has submitted the required additional materials, as applicable.

Section 4.442 Time Limit on Approval

E25. **Review Criterion:** “Site design review approval shall be void after two (2) years unless a building permit has been issued and substantial development pursuant thereto has taken place; or an extension is granted by motion of the Board.

Finding: This criterion is satisfied.

Explanation of Finding: 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.

Subsection 4.450 (.01) Landscape Installation or Bonding

E26. **Review Criterion:** "All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant."

Finding: This criterion is satisfied.

Explanation of Finding: As a condition of PDP approval the pocket park must be completed prior to occupancy of the Chateau Villebois building or appropriately bonded for consistent with this subsection.

Subsection 4.430 (.02) Location Standards for Mixed Solid Waste and Recycling Areas

E27. **Review Criteria:** This subsection lists the location standards for mixed solid waste and recycling storage areas, listed a. through g.

Finding: These criteria are satisfied.

Explanation of Finding: The applicable standards are met as follows:

Colocation: For Chateau Villebois the storage areas for mixed solid waste and recycling are collocated.

Building Code: The storage areas will be reviewed for conformance with applicable building codes prior to construction.

Single or Multiple Locations: The storage requirements are met in a single location.

Exterior Storage and Setbacks: The exterior storage enclosure for Chateau Villebois is located three feet from the rear property line and is not close to either side or front property lines.

Exterior Storage at Central and Visible Location: The exterior storage enclosure for Chateau Villebois is located centrally in the rear yard area visible from the rear of the building, and the rear parking and circulation area.

Exterior Storage in Parking Areas: The storage area is adjacent to but not in a parking area.

Accessible for Collection Vehicles: The applicant has coordinated with Republic Services, see Section III) of Exhibit B1, to enable proper collection.

Subsection 4.430 (.03) Design Standards for Mixed Solid Waste and Recycling Areas

E28. **Review Criteria:** This subsection lists the design standards for mixed solid waste and recycling storage areas, listed a. through d.

Finding: These criteria are satisfied.

Explanation of Finding: The applicable standards are met as follows:

Dimensions: The design dimensions have been reviewed by Republic Services, see Section III) of Exhibit B1, and found to be adequate for the planned collection method.

Storage Containers Meet Fire Code and Are Waterproof: The storage containers will be provided by Republic Services and are expected to meet fire code and be waterproof.

Exterior Storage Enclosure: The storage area is screened by a concrete block wall and the gate opening is ten feet.

Exterior Storage and Setbacks: The exterior storage enclosure for Chateau Villebois is located three feet from the rear property line and is not close to either side or front property lines.

Storage Containers to be Clearly Labeled: The storage containers will be provided by Republic Services and are expected to be appropriately labeled.

Subsection 4.430 (.04) Access Standards for Mixed Solid Waste and Recycling Areas

E29. **Review Criteria:** This subsection lists the access standards for mixed solid waste and recycling storage areas, listed a. through c.

Finding: These criteria are satisfied.

Explanation of Finding: The area is not covered and access for collection has been coordinated between the franchise hauler, Republic Services, and the applicant (see Section III) of Exhibit B1) and will not require the collection vehicle to back onto a public street.

Subsection 4.450 (.02) Approved Landscape Plan Binding

E30. **Review Criterion:** “Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.”

Finding: This criterion will be satisfied by Condition of Approval PDE 4.

Explanation of Finding: The condition of approval shall provide ongoing assurance this criterion is met.

Subsection 4.450 (.03) Landscape Maintenance and Watering

E31. **Review Criterion:** “All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.”

Finding: This criterion will be satisfied by Condition of Approval PDE 4.

Explanation of Finding: The condition of approval will ensure landscaping is continually maintained in accordance with this subsection.

Subsection 4.450 (.04) Addition and Modifications of Landscaping

E32. **Review Criterion:** “If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove

landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010."

Finding: This criterion will be satisfied by Condition of Approval PDE 4.

Explanation of Finding: The condition of approval shall provide ongoing assurance that this criterion is met by preventing modification or removal without the appropriate City review.

REQUEST F: DB14-0062 FINAL DEVELOPMENT PLAN FOR LOT 74 CARRIAGE HOMES

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

Subsection 4.125 (.18) L. Final Development Plan Approval Procedure

F1. **Review Criteria:** This subsection establishes the procedure for review of Final Development Plans in the Village Zone including being filed for the entire FDP, be filed within 2 years of the PDP, be signed by the property owners of all affected properties, be filed on the approved City form, and have a professional coordinator and design team.

Finding: These criteria are satisfied.

Explanation of Finding: The application includes multi-family development in the Village Center which requires FDP review. The FDP has been filed for the entire Carriage Homes project. A separate FDP has been filed for the nearby Chateau Villebois apartment building and pocket park, see Request E. The FDP has been filed concurrently with a revised PDP requesting approval of the proposed development. Signatures have been obtained from the owner. The applications was submitted with the appropriate City form. Stacy Connery, AICP is the professional coordinator for a professional design team.

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

F2. **Review Criteria:** These subsections establish the submittal requirements and approval procedures for Final Development Plan Review. Subsections N. and P. 2. state Final Development Plans are subject Section 4.421.

Finding: These criteria are satisfied.

Explanation of Finding: 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 F19 through F23 below.

Subsection 4.125 (.18) P. 2. Conformity with Community Elements Book and Village Center Architectural Standards

F3. **Review Criteria:** An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Architectural Standards and any conditions of a previously approved PDP.

Finding: These criteria are satisfied.

Explanation of Finding: With a location in the Village Center the Carriage Homes are subject to the Community Elements Book and Village Center Architectural Standards and comply as follows

Community Elements Book:

Applicable Requirement	Requirement Met?	Notes
Street Lighting	<input checked="" type="checkbox"/>	Previously installed
Curb Extensions	<input checked="" type="checkbox"/>	Previously installed
Street Trees	<input type="checkbox"/>	Condition of Approval PDF 5 requires a street tree along SW Toulouse Street matching the list of approved street trees for the street type in the approved SAP Central Community Elements Book.
Landscape Elements-Site Furnishings	<input checked="" type="checkbox"/>	None planned or required
Tree Protection	<input checked="" type="checkbox"/>	All trees previously identified for protection continue to be protected. No trees are proposed to be removed.
Plant List	<input checked="" type="checkbox"/>	All plant materials listed on page L1.02 of Exhibit B2 are on the Villebois plant list. No prohibited plants are proposed

Village Center Architectural Standards

Standard	Standard Met?	Notes
<u>1.2 Building Height & Roof Form</u>		
Required Standards		
8) Max. Building Height according to Table V-1	<input checked="" type="checkbox"/>	Carriage Homes less than max building height
9) Addresses have other height limitations	<input checked="" type="checkbox"/>	Not within an address overlay
10) Building height measured as defined in 4.001.	<input checked="" type="checkbox"/>	Building measured correctly
11) Rooftop equipment screened from current and future taller buildings	<input checked="" type="checkbox"/>	No rooftop equipment proposed
12) At least 2 roof garden in SAP Central	<input checked="" type="checkbox"/>	None planned for the Carriage Homes, can still be met elsewhere in SAP Central.
Optional Standards:		
13) Buildings encouraged to reach max. allowable height	<input checked="" type="checkbox"/>	Is not practical with the Carriage Homes small footprint
14) Minimize shading of public and private outdoor areas	<input type="checkbox"/>	Due to their size the Carriage Homes will not create a lot of shade.

during mid-day		
<u>2.1 Vertical Façade Articulation for All Mixed Use Buildings</u>		Building not mixed use
<u>1.3 Horizontal Façade Articulation</u>		
Required		
4) Horizontal Facades articulated into smaller units using two or more of the following: change of materials, change of color, façade planes that are vertical in proportion, bays and recesses, breaks in roof elevation.	☒	The Carriage Homes use a combination of horizontal trim at the second floor line, repetitive window elements, and a color/material change between the lower and upper level to enhance horizontal articulation.
5) Incorporate features such as offsets, projections, reveals, and similar elements to preclude large expanses of uninterrupted building surfaces.	☒	The Carriage Homes don't have large building expanses but overhangs, material changes and trim bands reduce the amount of uninterrupted building surface.
Optional		
6) Articulation should extend to the roof	☒	The design of the building includes roof articulation
<u>3.1 Exterior Building Materials & Color</u>		
Required		
8) Visually heavier and more massive materials at base when multiple materials used.	☒	The heavier looking stucco material has been used at the base.
9) Bright, intense colors reserved for accent trim	☒	Bright, intense colors are not proposed except for accent on shutters.
10) Bright colors not used for commercial purposes	☒	Bright colors are not being used for commercial purposes
11) Concrete block shall be split-faced, ground-faced, or scored when facing street or public way. Discouraged around the plaza.	☒	No concrete block is proposed.
12) Exteriors constructed of durable and maintainable materials with texture, pattern, or lend themselves to quality detailing.	☒	All materials are durable
Optional		

13) Exterior materials have an integral color, patterning, and/or texture	<input checked="" type="checkbox"/>	The exterior materials have integral color, patterning, or texture.
14) Sustainable building materials and practices are strongly encouraged	<input type="checkbox"/>	On Page 65 of their compliance narrative the applicant explains how many of the materials could be considered sustainable to different extents.
<u>3.2 Architectural Character</u>		
Required		
1) A definitive, consistent Architectural Character. All primary facades consistent with Architectural Character	<input checked="" type="checkbox"/>	The buildings are a consistent American Classic style
2) No mixing of Architectural Styles	<input checked="" type="checkbox"/>	The entire building is consistently in the American Classic Architectural style.
3) Secondary facades incorporate primary façade features over 25% of wall length	<input checked="" type="checkbox"/>	All facades integrate the designed architectural style
4) All visible sides have a similar level of quality and visual interest	<input checked="" type="checkbox"/>	All four sides of the building maintain a consistent and similar level of quality and visual interest
5) Accessory buildings designed and integrated into primary building	<input checked="" 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 Carriage Homes has been professionally designed by an architect.
7) If not in an address, elevations not repeated on adjacent blocks	<input checked="" type="checkbox"/>	While the Carriage Homes use the same design as the other Carriage Homes along the alley across SW Toulouse Street this is consistent with previous approvals, and the Carriage Homes don't repeat other facades from adjacent streets.
<u>3.3 Ground Level Building Components</u>		
Required		
1) Building setbacks and frontage widths as required by Table V-1	<input checked="" type="checkbox"/>	Standards of Table V-1 are met for setback and frontage widths.
2) Retail orientation towards street	<input checked="" type="checkbox"/>	Not applicable
3) Differentiating entrances for	<input checked="" type="checkbox"/>	Not applicable

mixed use buildings		
4) Entries have weatherproof roof covering appropriately sized but at least 4 feet deep and 4 feet wide	<input checked="" type="checkbox"/>	The Carriage Homes have covered entries at least 6'-6" by 8'-6".
5) Any building lighting, is indirect or shielded	<input checked="" type="checkbox"/>	Lighting will be indirect or shielded. See also Condition of Approval ?
6) Parking structures screened using at least two of the following: residential or commercial uses, decorative grill work, decorative artwork, vegetation	<input checked="" type="checkbox"/>	No parking structures are proposed
7) Plaza address mixed-use buildings have canopy or awning	<input checked="" 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 sign 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"/>	Front decks, large windows, and low window sill heights create indoor/outdoor relationships.
11) Canopies and Awnings primary function is weather protection	<input type="checkbox"/>	Not applicable
<u>4.1 Façade Components</u>		
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"/>	All windows are either recessed or incorporate shutters. All windows have trim to provide further shadowing.
2) Balconies extend no more than 36"	<input type="checkbox"/>	No balconies are provided
3) Shutters sized to appear operable at window and door openings	<input type="checkbox"/>	Shutters will be sized and constructed to appear operable.

4) Except in the plaza address, balconies shall be at least 5 feet deep	<input checked="" type="checkbox"/>	No balconies or porches are proposed.
Optional		
4) (<i>Note: Duplicate numbers in published VCAS</i>) Individual windows square or vertical in proportion. An assembly of windows have horizontal proportion	<input checked="" type="checkbox"/>	All individual windows are square or 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 units have covered entry landings
7) Expression of rainwater path	<input checked="" type="checkbox"/>	Gutters and downspouts are visible expressing rainwater path
8) Building fronts uneven angles to accommodate shape of street	<input checked="" type="checkbox"/>	No uneven street frontages exist
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"/>	The applicant has indicated use of low window sills
11) Finishing touches and ornament	<input checked="" type="checkbox"/>	The applicant is providing some level of finishing touch and ornamentation.
<u>5.1 Fencing</u>	<input type="checkbox"/>	No fencing is proposed or required

Landscape Standards Section 4.176

Subsection 4.176 (.02) B. Landscape Standards and Compliance with Code

F4. **Review Criterion:** “All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length”

Finding: This criterion is satisfied.

Explanation of Finding: No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with standards of this section.

Subsection 4.176 (.03) Landscape Area and Locations

F5. **Review Criteria:** “Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by

section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.”

Finding: These criteria are satisfied.

Explanation of Finding: As shown on Sheet L1.01 of Exhibit B2 approximately 21.7% (725 sf) of Lot 74 is landscaped.

Subsection 4.176 (.04) Buffering and Screening

F6. **Review Criteria:** “Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.

E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.

F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.”

Finding: These criteria are satisfied.

Explanation of Finding: No conditions requiring buffering and screening are within the area covered by the subject FDP request.

Subsection 4.176 (.06) A. Plant Materials-Shrubs and Groundcover

F7. **Review Criteria:** This subsection establishes plant material and planting requirements for shrubs and ground cover.

Finding: These criteria are satisfied.

Explanation of Finding: Applicant’s Sheet L1.02 in their plan set, Exhibit B2, indicates the requirements established by this subsection will be met by the proposed plantings.

Subsection 4.176 (.06) B. Plant Materials-Trees

F8. **Review Criteria:** This subsection establishes plant material requirements for trees.

Finding: These criteria are satisfied.

Explanation of Finding: Applicant’s Sheet L1.02 in their plan set, Exhibit B2, indicates the requirements established by this subsection will be met by the proposed plantings.

Subsection 4.176 (.06) D. Plant Materials-Street Trees

F9. **Review Criteria:** This subsection establishes plant material requirements for street trees.

Finding: These criteria are satisfied.

Explanation of Finding: 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.

Subsection 4.176 (.06) E. Types of Plant Species

F10. **Review Criteria:** This subsection discusses use of existing landscaping or native vegetation, selection of plant materials, and prohibited plant materials.

Finding: These criteria are satisfied.

Explanation of Finding: The allowed plant materials are governed by the Community Elements Book. All proposed plant materials are consistent with the SAP Central Community Elements Book.

Subsection 4.176 (.06) F. Tree Credit

F11. **Review Criteria:** “Existing trees that are in good health as certified by an arborist and are not disturbed during construction may count for landscaping tree credit as follows: Existing trunk diameter

	Number of Tree Credits
18 to 24 inches in diameter	3 tree credits
25 to 31 inches in diameter	4 tree credits
32 inches or greater	5 tree credits:”

Maintenance requirements listed 1. through 2.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant is not requesting any of the preserved trees be counted as tree credits pursuant to this subsection.

Subsection 4.176 (.06) G. Exceeding Plant Material Standards

F12. **Review Criterion:** “Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.”

Finding: This criterion is satisfied.

Explanation of Finding: The selected landscape materials do not violate any height or visions clearance requirements.

Subsection 4.176 (.07) Installation and Maintenance of Landscaping

F13. **Review Criteria:** This subsection establishes installation and maintenance standards for landscaping.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDF 1.

Explanation of Finding: 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.
- A note on the applicant’s Sheet L1.02 in their plan set, Exhibit B2, indicates “coordinate landscape installation with installation of underground sprinkler and drainage systems.”

Subsection 4.176 (.09) Landscape Plans

F14. **Review Criterion:** “Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated.”

Finding: This criterion is satisfied.

Explanation of Finding: Landscape plans have been submitted with the required information. See Exhibit B2.

Subsection 4.176 (.10) Completion of Landscaping

F15. **Review Criterion:** “The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review.”

Finding: This criterion is satisfied.

Explanation of Finding: As a condition of approval ensures the landscaping is completed prior to occupancy of the Carriage Homes or the appropriate bond posted. See Condition of Approval PDF 3.

Site Design Review

Subsection 4.400 (.01) Excessive Uniformity, Inappropriateness of Design, Etc.

F16. **Review Criteria:** “Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.”

Finding: These criteria are satisfied.

Explanation of Finding:

Excessive Uniformity: Carriage have a design unique to the Carriage Homes products which adds to the diversity in terms of both urban design as well as types of dwelling units in the Village Center supporting the guiding principle of diversity in the Villebois Village Master Plan.

Inappropriate or Poor Design of the Exterior Appearance of Structures: The Carriage Homes are being reviewed for conformance with the Community Elements book and Village Center Architecture standards and have been professionally designed creating a

buildings and open space designed to the standards of the Villebois Village Center thus avoiding inappropriate or poor design.

Inappropriate or Poor Design of Signs: No signs are proposed.

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

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

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

F17. **Review Criterion:** “The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:” Listed A through J.

Finding: These criteria are satisfied.

Explanation of Finding: 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 Carriage Homes are consistent with the Community Element Book and Village Center Architectural Standards, which has previously been reviewed to ensure consistency with the Villebois Village Master Plan which has similar purposes and objectives as site design review.

Section 4.420 Site Design Review-Jurisdiction and Power of the Board

F18. **Review Criteria:** The section states the jurisdiction and power of the Development Review Board in relation to site design review including the application of the section, that development is required in accord with plans, and variance information.

Finding: These criteria will be satisfied by Condition of Approval PDF 2.

Explanation of Finding: A condition of approval has been included to ensure 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. Variances have been submitted for the DRB to review, see Requests C & D.

Subsection 4.421 (.01) Site Design Review-Design Standards

F19. **Review Criteria:** “The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards.” Listed A through G.

Finding: These criteria are satisfied.

Explanation of Finding:

Preservation of Landscaping: The site has previously been graded and disturbed in the recent past and no natural vegetation or grades exist to be preserved.

Relation of Proposed Buildings to Environment: The development is proposed on a relatively flat, previously graded site no steep slopes, native vegetation, or other naturally significant areas exist on the site for preservation or as focal points.

Drives, Parking and Circulation: Circulation is provided on the adjacent alley consistent with the design of the product indicated for this lot in the Villebois Village Master Plan, SAP Central, and PDP 2 Central.

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.

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.

Subsection 4.421 (.02) Applicability of Design Standards to Various Site Features

F20. **Review Criteria:** “The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.”

Finding: These criteria are satisfied.

Explanation of Finding: Design standards have been appropriately applied to the Chateau Villebois building and the pocket park.

Subsection 4.421 (.03) Objectives of Section 4.400 Serve as Additional Criteria and Standards

F21. **Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.”

Finding: These criteria are satisfied.

Explanation of Finding: The purposes and objectives in Section 4.400 are being used as additional criteria and standards. See Finding F16 above.

Subsection 4.421 (.05) Site Design Review-Conditions of Approval

F22. **Review Criterion:** “The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code.”

Finding: This criterion is satisfied.

Explanation of Finding: No additional conditions of approval are recommended.

Subsection 4.421 (.06) Color or Materials Requirements

F23. **Review Criterion:** “The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City.”

Finding: This criterion is satisfied.

Explanation of Finding: No additional requirements for Color or Materials are recommended.

Subsection 4.430 (.02) Location Standards for Mixed Solid Waste and Recycling Areas

F24. **Review Criteria:** This subsection lists the location standards for mixed solid waste and recycling storage areas, listed a. through g.

Finding: This criteria is satisfied.

Explanation of Finding: The applicable standards are met as follows:

Colocation: The storage areas for mixed solid waste and recycling are collocated.

Building Code: The storage areas will be reviewed for conformance with applicable building codes prior to construction.

Single or Multiple Locations: The storage requirement is spread between garages serving each unit.

Exterior Storage: No exterior storage

Accessible for Collection Vehicles: The applicant has coordinated with Republic Services, see Section III) of Exhibit B1, to enable proper collection.

Subsection 4.430 (.03) Design Standards for Mixed Solid Waste and Recycling Areas

F25. **Review Criteria:** This subsection lists the design standards for mixed solid waste and recycling storage areas, listed a. through d.

Finding: These criteria are satisfied.

Explanation of Finding: The storage areas are within individual garages assigned to the units and the typical residential containers will be provided by the franchise hauler for each unit.

Subsection 4.430 (.04) Access Standards for Mixed Solid Waste and Recycling Areas

F26. **Review Criteria:** This subsection lists the access standards for mixed solid waste and recycling storage areas, listed a. through c.

Finding: These criteria are satisfied.

Explanation of Finding: There is no exterior storage and access for collection has been coordinated between the franchise hauler, Republic Services, and the applicant (see Section III) of Exhibit B1) and will not require the collection vehicle to back onto a public street.

Section 4.440 Site Design Review-Procedures

F27. **Review Criteria:** “A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:” Listed A through F.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has submitted the required additional materials, as applicable.

Section 4.442 Time Limit on Approval

F28. **Review Criterion:** “Site design review approval shall be void after two (2) years unless a building permit has been issued and substantial development pursuant thereto has taken place; or an extension is granted by motion of the Board.

Finding: This criterion is satisfied.

Explanation of Finding: 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.

Subsection 4.450 (.01) Landscape Installation or Bonding

F29. **Review Criterion:** "All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant."

Finding: This criterion is satisfied.

Explanation of Finding: As a condition of PDP approval the pocket park must be completed prior to occupancy of the Chateau Villebois building or appropriately bonded for consistent with this subsection.

Subsection 4.450 (.02) Approved Landscape Plan Binding

F30. **Review Criterion:** "Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code."

Finding: This criterion will be satisfied by Condition of Approval PDF 4.

Explanation of Finding: The condition of approval shall provide ongoing assurance this criterion is met.

Subsection 4.450 (.03) Landscape Maintenance and Watering

F31. **Review Criterion:** "All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval."

Finding: This criterion will be satisfied by Condition of Approval PDF 4.

Explanation of Finding: The condition of approval will ensure landscaping is continually maintained in accordance with this subsection.

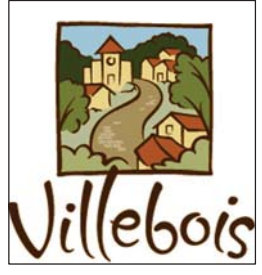
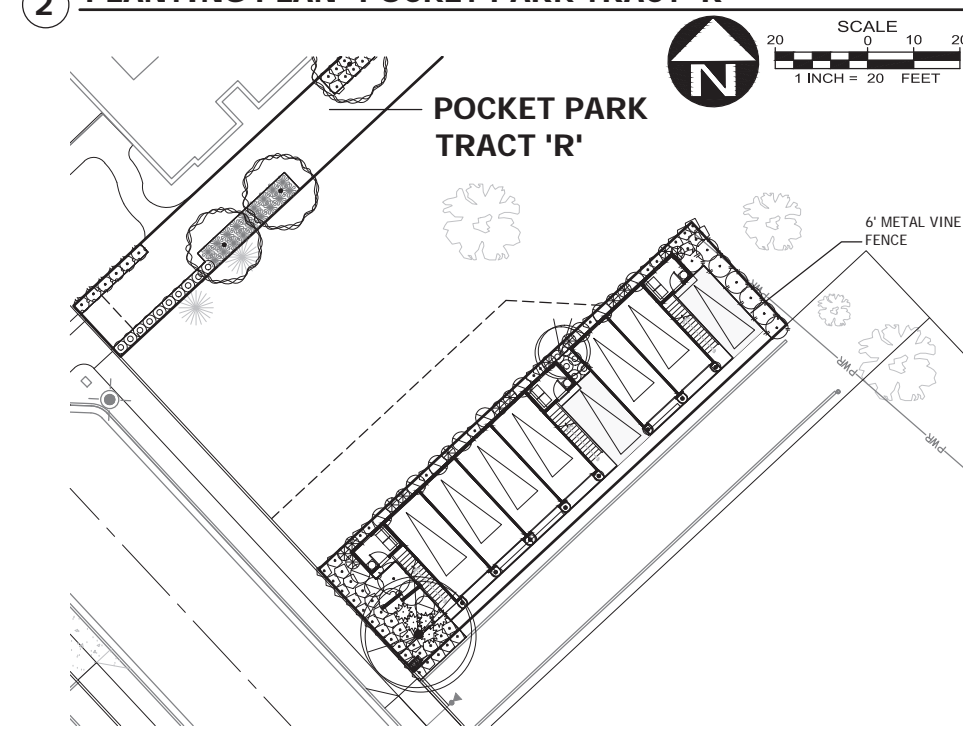
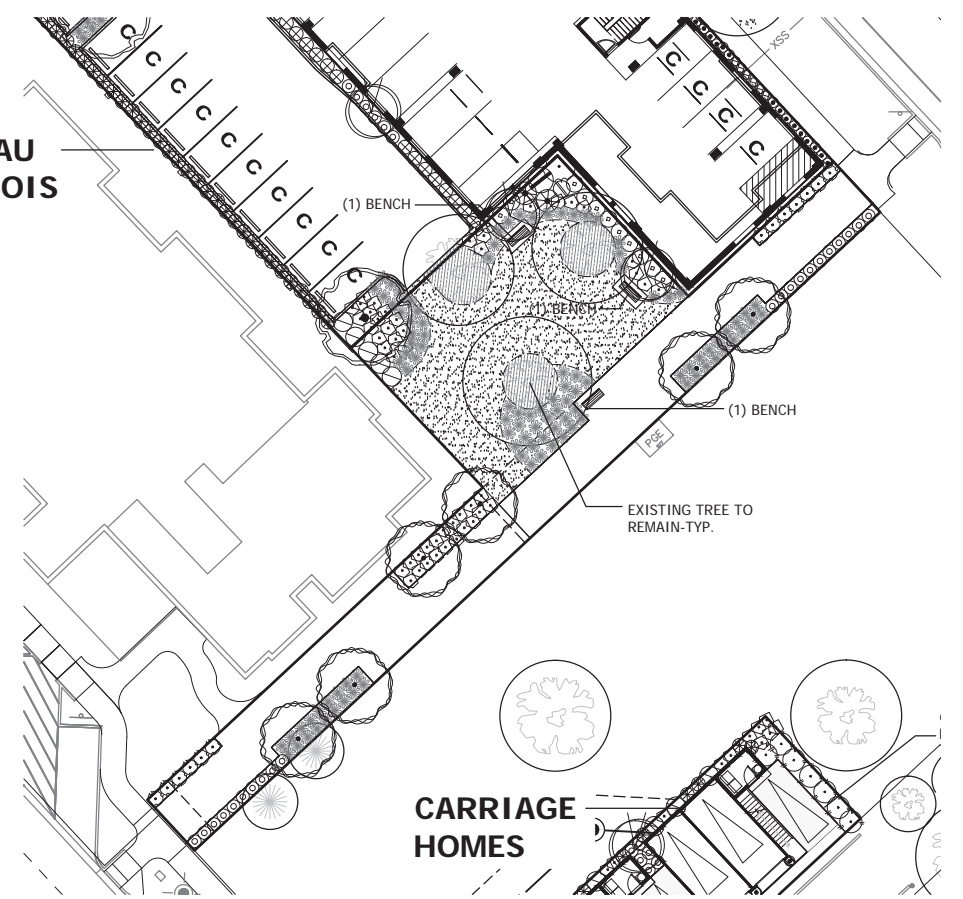
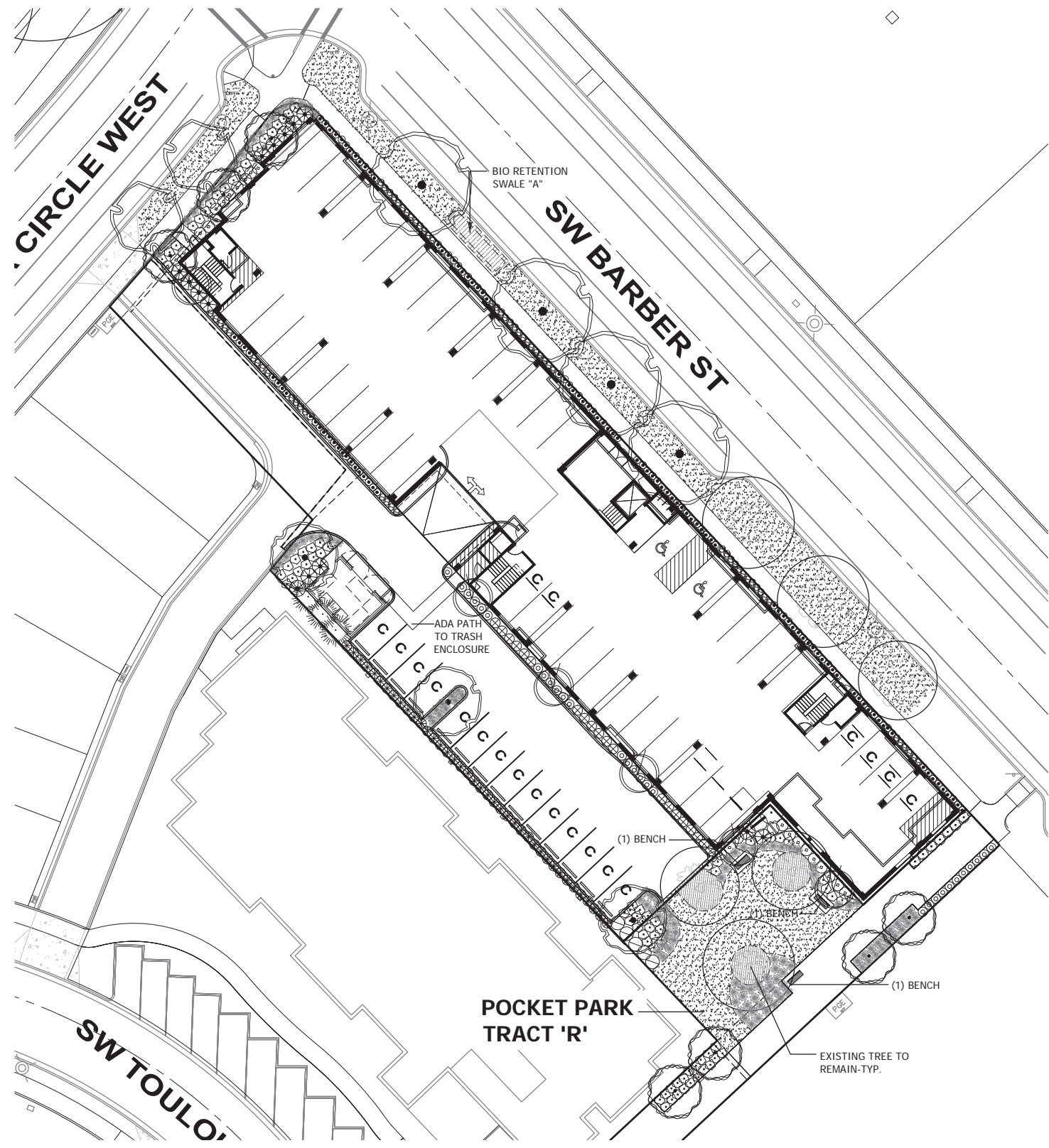
Subsection 4.450 (.04) Addition and Modifications of Landscaping

F32. **Review Criterion:** "If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010."

Finding: This criterion will be satisfied by Condition of Approval PDF 4.

Explanation of Finding: The condition of approval shall provide ongoing assurance that this criterion is met by preventing modification or removal without the appropriate City review.

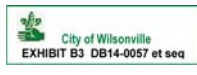
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CHATEAU VILLEBOIS, LLC
OTAK, INC.
PACIFIC COMMUNITY DESIGN, INC.

VILLEBOIS
PHASE 2 CENTRAL
CHATEAU VILLEBOIS/
CARRIAGE HOMES

PDP Modification /
FDP Submittal



PLANTING
PLAN

DATE: 10/13/2014

L1.01

PLANTING LEGEND: POCKET PARK TRACT 'R'

TREES

SYMBOL	COMMON NAME / Botanical name:	Size and Description
KD	CHINESE KOUSA DOGWOOD / CORNUS KOUSA CHINENSIS:	2' CAL.
VM	VINE MAPLE / ACER CIRCINATUM:	8' HT., MULTI-TRUNK

SHRUBS

SYMBOL	COMMON NAME / Botanical name:	Size and description
DBB	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA':	24" HT., 5' O.C.
DVB	DAVID VIBURNUM / VIBURNUM DAVIDII:	2 GAL., 3' O.C.
FFP	FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME':	24" HT., 4' O.C.
RHP	RHODODENDRON 'PJM':	24"-30", B&B, 5' O.C.
RHJ	RHODODENDRON 'JEAN MARIE DE MONTEGUE':	24"-30", B&B, 5' O.C.
NBH	'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE':	5 GAL., 5'
AWS	ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER':	2 GAL., 3' C
DFV	DOUBFILE VIBURNUM / VIBURNUM P. TOMENTOSUM:	24"-30" HT., AS SHOWN
RDW	ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI':	24"

LAWN AND ORNAMENTAL GRASSES

SYMBOL	COMMON NAME / Botanical name:	Size and description
DFG	DWARF FOUNTAIN GRASS /PENNISETUM ALOPECUROIDES 'HAMELN':	1 GAL., 18" C

LAWN (SEEDED) PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD. AT A RATE OF 8 LBS/1000 SQUARE FEET.

MULCH 3" MIN. DEPTH, MEDIUM TO FINE GROUND DOUGLAS FIR

NOTE:

- LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

PLANTING LEGEND: CARRIAGE HOMES

TREES

SYMBOL	COMMON NAME / Botanical name:	Size and Description
KT	KATSURA TREE / CERCIDIPHYLUM JAPONICA:	2' CAL., B&B
VM	VINE MAPLE / ACER CIRCINATUM:	8' HT., MULTI-TRUNK

SHRUBS

SYMBOL CODE	COMMON NAME / Botanical name:	Size and description
DVB	DAVID VIBURNUM / VIBURNUM DAVIDII:	2 GAL., 3' O.C.
RHJ	RHODODENDRON 'JEAN MARIE DE MONTEGUE':	24"-30", B&B, 5' O.C.
NBH	'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE':	5 GAL., 5' C
DFV	DOUBFILE VIBURNUM / VIBURNUM P. TOMENTOSUM:	24"-30" HT., AS SHOWN
RDW	ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI':	24"
SRJ	SKYROCKET JUNIPER / JUNIPERUS VIRGINIANA 'SKYROCKET':	6' HT., B&B
OLL	OTTO LUYKEN CHERRY LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN':	24-30"
HJH	HOOGENDORN JAPANESE HOLLY / ILEX CRENATA 'HOOGENDORN':	3 GAL., 3' O.C.

LAWN AND ORNAMENTAL GRASSES

SYMBOL CODE	COMMON NAME / Botanical name:	Size and description
PFG	PURPLE FOUNTAIN GRASS /PENNISETUM SETACEUM 'RUBRUM':	2 GAL., 30" O.C.

NOTE:

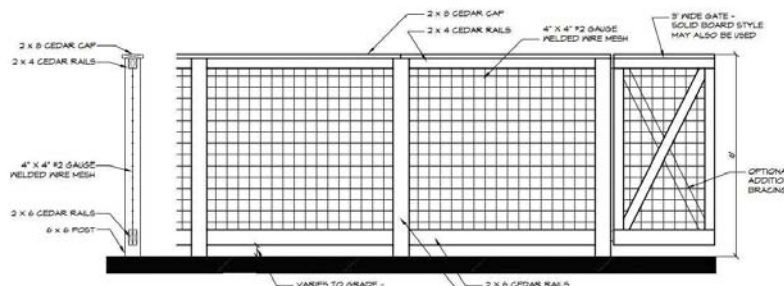
- LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

BIORETENTION CELL "A" PLANTING LEGEND

SYMBOL	CODE	COMMON NAME / Botanical name:	Size and Description
AC	WEeping ALASKAN CEDAR / Chamaecyparis nootkatensis 'Pendula':	7-8' Ht., B&B	
CC	PACIFIC DOGWOOD / Cornus nuttallii:	2' Cal., B&B	
NKR	NOOTKA ROSE / Rosa nutkana:	#1 CONTAINER	
RTW	RED TWIG DOGWOOD / Cornus sericea:	#1 CONTAINER	
KEL	KELSEY DOGWOOD / Cornus sericea 'Kelsey':	#1 CONTAINER	
SNO	SNOWBERRY / Symphoricarpos alba:	#1 CONTAINER	

WET/MOIST AREA PLUGS: (4" PLUGS @ 12" O.C.)

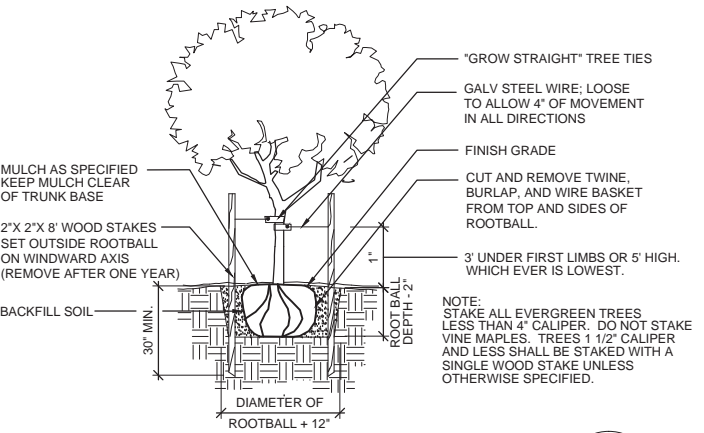
SLOUGH SEDGE / Carex obnupta	34%
SOFT RUSH / Juncus tenuis	33%
SMALL FRUITED BULRUSH / Scirpus microcarpus	33%



6' METAL VINE FENCE DETAIL

SCALE: N.T.S

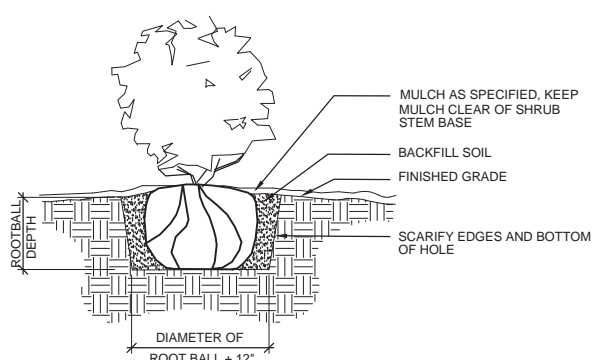
1
L1.02



TREE STAKING DETAIL

SCALE: N.T.S

1
L1.02



SHRUB PLANTING DETAIL

SCALE: N.T.S

2
L1.02



BENCH DETAIL

SCALE: N.T.S

4
L1.02

PLANTING LEGEND: CHATEAU VILLEBOIS

TREES

SYMBOL CODE	COMMON NAME / Botanical name:	Size and Description
KD	CHINESE KOUSA DOGWOOD / CORNUS KOUSA CHINENSIS:	2' CAL.
GL	GREENSPIRE LINDEN / TILIA CORDATA 'GREENSPIRE':	2' CAL., B&B
VM	VINE MAPLE / ACER CIRCINATUM:	8' HT., MULTI-TRUNK
CS	INCENSE CEDAR / Calocedrus decurrens:	8' Ht., B&B

SHRUBS

SYMBOL CODE	COMMON NAME / Botanical name:	Size and description
DBB	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA':	24" HT., 5' O.C.
DVB	DAVID VIBURNUM / VIBURNUM DAVIDII:	2 GAL., 3' O.C.
RHJ	RHODODENDRON 'JEAN MARIE DE MONTEGUE':	24"-30", B&B, 5' O.C.
RDW	ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI':	24"
SRJ	SKYROCKET JUNIPER / JUNIPERUS VIRGINIANA 'SKYROCKET':	6' HT., B&B
CPB	'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY':	2 G/
CJH	COMPACT JAPANESE HOLLY / ILEX CRENATA 'COMPACTA':	3 GAL., 3' O.C.
HJH	HOOGENDORN JAPANESE HOLLY / ILEX CRENATA 'HOOGENDORN':	3 GAL., 3' O.
RHP	RHODODENDRON 'PJM':	24"-30", B&B, 5' O.C.

ORNAMENTAL GRASSES

SYMBOL CODE	COMMON NAME / Botanical name:	Size and description
DFG	DWARF FOUNTAIN GRASS /PENNISETUM ALOPECUROIDES 'HAMELN':	1 GAL., 18" O.C

NOTE:

- LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

STREET TREES

SYMBOL CODE	COMMON NAME / Botanical name:	Size and Description
AU	CIMMARON ASH / Fraxinus pennsylvanica 'Cimzam':	2' Cal., B&B, 30' O.C.
SM	AUTUMN BLAZE MAPLE / Acer x freemanii 'Autumn blaze':	2' Cal., B&B, 25' O.C.

LAWN (SEEDED) PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD. AT A RATE OF 8 LBS/1000 SQUARE FEET.

GENERAL NOTES: LANDSCAPE PLAN

- THE CONTRACTOR SHALL VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO ODR.
- ALL PLANT MASSES TO BE CONTAINED WITHIN A BARK MULCH BED, UNLESS NOTED OTHERWISE.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEUS MATERIAL OR DEBRIS.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT TAG AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- WITH THE EXCEPTION OF THOSE TREES INDICATED ON THE TREE REMOVAL PLAN, CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ODR. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE ODR.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY ODR TO ADJUST TREE LOCATIONS.
- LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE ODR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS FROM THE SITE.
- BACK FILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONE MEAL PER MANUFACTURE'S RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATION.
- GROUND COVERS AND PERENNIALS SHALL BE PLANTED WITH A MAXIMUM 2 INCH COVER OF BARK MULCH WITH NO FOLIAGE COVERED.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN WITH HEALTHY ROOT SYSTEMS AND FULL BRANCHING, DISEASE AND INSECT FREE AND WITHOUT DEFECTS SUCH AS SUN SCALD, ABRASIONS, INJURIES AND DISFIGUREMENT.
- ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SIZE AND QUANTITY SPECIFIED. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUB-STANDARD RESULTS CAUSED BY REDUCTION IN SIZE AND/OR QUANTITY OF PLANT MATERIALS.



CHATEAU VILLEBOIS, LLC
OTAK, INC.
PACIFIC COMMUNITY DESIGN, INC.

VILLEBOIS
PHASE 2 CENTRAL
CHATEAU
VILLEBOIS/
CARRIAGE HOMES

PDP Modification /
FDP Submittal

PLANTING
LEGEND
AND DETAILS

DATE: 10/13/2014

L1.02

**EXHIBIT A
PLANNING DIVISION
STAFF REPORT**

**CHATEAU VILLEBOIS AND CARRIAGE HOMES
VILLEBOIS SAP CENTRAL PDP 2**

**DEVELOPMENT REVIEW BOARD PANEL ‘ ___ ’
QUASI JUDICIAL HEARING**

Public Hearing Date:

Date of Report:

Application Numbers:

Request A: DB14-0061 FDP for Chateau Villebois

Request B: DB14-0062 FDP for Lot 74 Carriage Homes

Property

Owners/Applicants:

PD = Planning Division conditions

BD = Building Division Conditions

PF = Engineering Conditions.

NR = Natural Resources Conditions

TR = SMART/Transit Conditions

FD = Tualatin Valley Fire and Rescue Conditions

Standard Comments:

PFA 1. Applicant shall be in compliance with the adopted conditions of approval for Development Review Board Resolution No. 109, except as modified below.

PFA 2. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2014.

PFA 3. Plans submitted for review shall meet the following general criteria:

- a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
- b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
- c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.
- d. All elevations on design plans and record drawings shall be based on NAVD 88



City of Wilsonville

EXHIBIT C1 DB14-0057 et seq

Datum.

- e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
- f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
- g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
- h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
- i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
- j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
- k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
- l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.

PFA 4. Submit plans in the following general format and order for all public works construction to be maintained by the City:

- a. Cover sheet
- b. City of Wilsonville construction note sheet
- c. General construction note sheet
- d. Existing conditions plan.
- e. Erosion control and tree protection plan.
- f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
- g. Grading plan, with 1-foot contours.
- h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
- i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
- j. Street plans.
- k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference
- l. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.
- m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.

	<ul style="list-style-type: none"> n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set. o. Composite franchise utility plan. p. City of Wilsonville detail drawings. q. Illumination plan. r. Striping and signage plan. s. Landscape plan. 						
PFA 5.	Prior to manhole and sewer line testing, design engineer shall coordinate with the City and update the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to the updated numbering system. Design engineer shall also show the updated numbering system on As-Built drawings submitted to the City.						
PFA 6.	Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.						
PFA 7.	Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.						
PFA 8.	The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.						
PFA 9.	For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).						
Specific Comments:							
PFA 10.	At the request of Staff, DKS Associates completed a Transportation Study dated October 10, 2014. The project is hereby limited to no more than the following impacts. <table style="margin-left: 100px; border: none;"> <tr> <td style="padding-right: 20px;">Estimated New PM Peak Hour Trips</td> <td style="text-align: right;">32</td> </tr> <tr> <td>Estimated Weekday PM Peak Hour Trips</td> <td style="text-align: right;">8</td> </tr> <tr> <td>Through Wilsonville Road Interchange Area</td> <td></td> </tr> </table>	Estimated New PM Peak Hour Trips	32	Estimated Weekday PM Peak Hour Trips	8	Through Wilsonville Road Interchange Area	
Estimated New PM Peak Hour Trips	32						
Estimated Weekday PM Peak Hour Trips	8						
Through Wilsonville Road Interchange Area							
PFA 11.	Proposed water quality facilities are allowed to be located within the public right-of-way; however they shall be privately maintained.						

Development Review Template

DATE: 11/20/14

TO: DAN PAULY AICP, ASSOCIATE PLANNER

FROM: DON WALTERS

SUBJECT: DEVELOPMENT REVIEW # DB14-0057 – DB14-0062

WORK DESCRIPTION: LOT 71 - CHATEAU VILLEBOIS APARTMENT BLD
 LOT 74 - CARRIAGE HOMES 1 & 2 FAMILY HOMES.

Lot 71 Building Division Conditions:

BD 1. **CONDITION. SITE CONDITIONS.** It is the responsibility of the applicant to insure that all existing underground utilities, piping, drain systems and easements of any kind are shown correctly on the site plan.

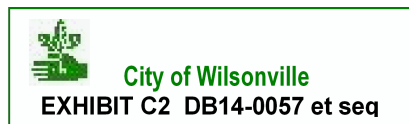
BD 2. **ADVISORY. VAULT.** It is recommended - *not required* - that backflow devices for fire lines be placed inside the buildings and not in underground vaults. This eliminates the continuing maintenance problems with sump pumps and valve monitoring, and saves the project the cost of a vault installation, about \$10000. Where the backflow device is placed in a vault a public utility waterline easement will be required that extends to the upstream edge of the vault. Without a vault the waterline easement will extend to the exterior wall of the building. It should be noted also that the fire line is shown running under the slab. Fire lines typically cannot run under a slab.

BD 3. **ADVISORY. ACCESSIBLE PARKING** cannot be fully reviewed at this time. Accessible parking will be fully reviewed as part of the plan review of the building permit. The additional information available at plan review may require changes to the number and location of accessible parking spaces shown on these preliminary plans.

BD 4. **FIRE CALCS.** Fire calcs shall be submitted with the building permit application. These calc sheets and instructions are available from the TVF&R web site. (2014 OFC 507.3)

BD 5. **ADVISORY. FIRE DEPARTMENT REVIEW.** The adequacy of the existing fire hydrants, the proposed FDC location, any required No Parking Signage, and other fire department items require approval of TVF&R. Please contact Deputy Fire Marshal Jason Arn. (Ph.503.259.1510) To facilitate that review it is recommended that before submittal for permits to the Engineering or Building Division, a site plan similar to plan page 5 (Composite Utility Plan) except also indicating all hydrants within 600 feet of the building, be submitted to Deputy Arn for review.

BD 6. **ADVISORY. AERIAL FIRE APPARATUS ACCESS.** Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads



capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. WIDTH. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet in height. PROXIMITY TO BUILDING. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. (2014 OFC D105) For information on possible alternates to the required Aerial Access requirement please contact TVF&R Deputy Fire Marshal Jason Arn at 503.259.1510.

Lot 74 Building Division Conditions:

BD 7. FIRE SPRINKLERS. Homes and duplexes in this area are required to have a multi-purpose fire sprinkler system.

COMMUNITY DEVELOPMENT MEMORANDUM

To: Daniel Pauly, Associate Planner

From: Kerry Rappold, Natural Resources Program Manager

Date: November 19, 2014

RE: Villebois Village SAP Central, PDP 2 (DB14-0061 and 0062)

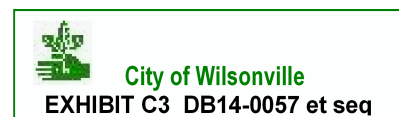
This memorandum includes staff conditions of approval. The conditions are based on the Final Development Plans for PDP 2C. The conditions of approval apply to the applicant's submittal of construction plans (i.e. engineering drawings).

Rainwater Management

- NR1. Provide a rainwater analysis for the FDP that demonstrates the proposed rainwater management components are consistent with the rainwater management components proposed in the PDP.
- NR2. All Rainwater Management Components and associated infrastructure located in public areas shall be designed to the Public Works Standards.
- NR3. Pursuant to the City of Wilsonville Public Works Standards, access shall be provided to all areas of the proposed rainwater management components. At a minimum, at least one access shall be provided for maintenance and inspection.
- NR4. Plantings in Rainwater Management Components located in public areas shall comply with the Public Works Standards.
- NR6. The rainwater management components shall comply with the requirements of the Oregon DEQ UIC (Underground Injection Control) Program.

Other

- NR8. The applicant shall comply with all applicable state and federal requirements for the proposed construction activities and proposed facilities (e.g. DEQ NPDES #1200-CN permit).



Public Works Plan Review Comment Form

Plans for Review: Chateau at Villebois

Return All Comments To: Dan Pauly

Due Date: November 19, 2014

Name	Page No.	Comments	Engineering's Response
Randy Watson		No Comments	
Matt Baker			
Blankenship/Reeder			
Arnie Gray		No Comments	
Ralph Thorp			
Jason Labrie		No Comments	
House/Gering			
Folz/Havens			





City of Wilsonville

EXHIBIT C5 DB14-0057 et seq

From: Ramsey, Douglas

Sent: Monday, November 10, 2014 2:24 PM

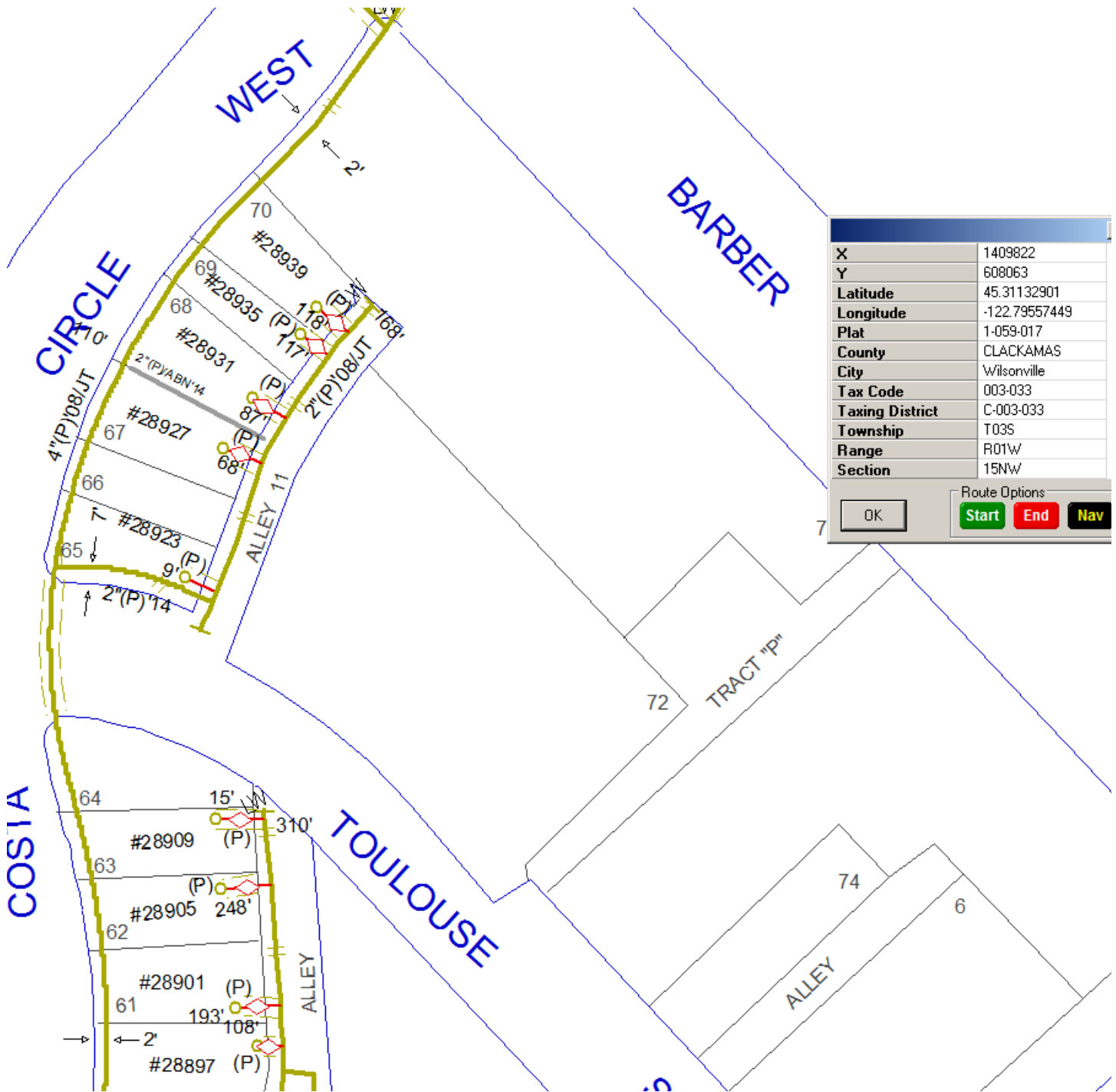
To: swhite@ci.wilsonville.or.us

Cc: Young, Andrew F.

Subject: RE: Development Review Team Mailing (DB14-0057 et seq - Chataeau Villebois)

Lot 71: Per NW Natural records and the attached proposed project documents, there appears to be a 4" poly class B distribution main in a joint trench that runs parallel to SW Cost Circle West and a 2" poly class B in a joint trench that is located in Alley 11 that may impact existing utilities. (see drawing below)

The proposed work to be done in **Lot 74** does not appear to impact existing gas utilities



If you have any questions please contact me or Andrew at any time,

Thank you,

Doug Ramsey
 NW Natural Gas
 Engineering
 503-226-4211 X-3504

Andrew Young
 NW Natural Gas
 360-281-6169

From: Young, Andrew F.
Sent: Friday, November 07, 2014 9:58 AM
To: Ramsey, Douglas
Subject: FW: Development Review Team Mailing (DB14-0057 et seq - Chataeau Villebois)

Please review.

Thank you.

Andrew F. Young, P.E.

Resource Center Engineer – West Metro

NW Natural | 220 NW 2nd Avenue | Portland, Oregon 97209

office: 503.226.4211 ext. 2980 | cell: 360.281.6169 | email: Andrew.Young@nwnatural.com

From: White, Shelley [<mailto:swhite@ci.wilsonville.or.us>]

Sent: Monday, November 03, 2014 4:26 PM

To: Amber Cross (Amber.Cross@tvfr.com); Andrew Schafer (Andrew.Schafer@pgn.com); Young, Andrew F.; Gray, Arnie; Jacobson, Barbara; Ben Baldwin (DevelopmentReview@trimet.org); Bill Rhoades (rhoadesw@wlwv.k12.or.us); Edmonds, Blaise; Bob Ebeling (Robert.W.EBELING@odot.state.or.us); Brian Harper (Brian.Harper@oregonmetro.gov); Kelley, Brian; Stevenson, Brian; Cosgrove, Bryan; Neamtzu, Chris; Stark, Dan; Pauly, Daniel; Kerber, Delora; Walters, Don; Parent, Gail; Heather Peck (heather.peck@aviation.state.or.us); Miller, Holly; James Rhodes (JRhodes@clackamas.us); Jason Arn (Jason.Arn@tvfr.com); Labrie, Jason; Massa Smith, Jen; Gail, Jon; Kenneth Parris (kenneth_parris@cable.comcast.com); Rappold, Kerry; Cheeley, Lance; Bushman, Luke; Ottenad, Mark; Brown, Martin; Baker, Matt; Ward, Mike; Wheeler, Mike; Kraushaar, Nancy; Duke, Pat; Region 1 Development Review Applications (Region1DEVREVAApplications@odot.state.or.us); Keller, Robert; Simonton, Scott; Sherer, Stan; Lashbrook, Stephan; Adams, Steve; Allen, Steve; Tiffany Ritchey (tiffany.ritchey@pgn.com); Blankenship, Tod; Tom Maier (Thomas.Maier@awin.com)

Subject: Development Review Team Mailing (DB14-0057 et seq - Chataeau Villebois)

Development Review Team members,

Please find the attached Development Review Team mailing for your review and/or comment:

DB14-0057 et seq: Chateau Villebois and Carriage Homes, Villebois PDP 2 Central

Please note that written comments or requirements are due to Daniel Pauly by 4:00 PM on November 19, 2014 for the December 8, 2014 Development Review Board public hearing.

Thank you,

Shelley White

Administrative Assistant
City of Wilsonville
Ph: 503 570-1575
swhite@ci.wilsonville.or.us

DISCLOSURE NOTICE: Messages to and from this E-mail address may be subject to the Oregon Public Records Law.



Villebois

Chateau Villebois & Carriage Homes

Preliminary Development Plan (PDP) Modification,
SAP Refinements, Final Development Plans (FDPs)

Submitted to City of Wilsonville, Oregon

September 23, 2014

Applicant:

J. Patrick Lucas
Chateau Villebois, LLC
16004 SW Tualatin Sherwood Road #432
Sherwood, Oregon 97140
[P] (971) 832-2101

Applicant's Representative:

Stacy Connery, AICP
Pacific Community Design, Inc.
12564 SW Main Street
Tigard, Oregon 97223
[P] 503-941-9484



City of Wilsonville

EXHIBIT B1 DB14-0057 et seq

TABLE OF CONTENTS
FOR
CHATEAU VILLEBOIS & CARRIAGE HOMES

SECTION I)	GENERAL INFORMATION
	IA) INTRODUCTORY NARRATIVE
	IB) COPY OF APPLICATION FORM
	IC) FEE CALCULATION/COPY OF CHECK
	ID) MAILING LIST
SECTION II)	FINAL DEVELOPMENT PLANS (INCLUDES PDP MODIFICATION AND SAP REFINEMENTS)
	IIA) SUPPORTING COMPLIANCE REPORT
	IIB) REDUCED PLANS
	IIC) CHATEAU VILLEBOIS ELEVATIONS, FLOOR PLANS, COLORS & MATERIALS
	IID) CARRIAGE HOMES ELEVATIONS, FLOOR PLANS, COLORS & MATERIALS
	IIE) UTILITY/DRAINAGE REPORT
	IIF) TRAFFIC ANALYSIS
	IIG) TREE REPORT
	IIH) UPDATED SAP CENTRAL UNIT COUNTS
	III) REPUBLIC SERVICES LETTER

INTRODUCTORY NARRATIVE
PDP MODIFICATION (SAP REFINEMENTS), VARIANCES,
& FINAL DEVELOPMENT PLANS
CHATEAU VILLEBOIS, CARRIAGE HOMES, AND POCKET PARK

TABLE OF CONTENTS

I. GENERAL INFORMATION.....	2
II. REQUEST	2
III. PROPOSAL DESCRIPTION.....	3
PDP MODIFICATION (INCLUDES SAP REFINEMENTS)	3
2 FINAL DEVELOPMENT PLANS.....	3
2 VARIANCES.....	4
IV. PROPOSAL SUMMARY & CONCLUSION.....	4

I. GENERAL INFORMATION

Applicant/Property Owner: **Chateau Villebois, LLC**
16004 SW Tualatin Sherwood Road #432
Sherwood, Oregon 97140
Tel: (971) 832-2701
Contact: **J. Patrick Lucas**

Process Planner/Civil Engineer/Surveyor: **Pacific Community Design, Inc.**
12564 SW Main Street
Tigard, OR 97223
Tel: (503) 941-9484
Fax: (503) 941-9485
Contact: **Stacy Connery, AICP**
Jack Ross
Patrick Espinosa, PE

Site: 31W15AC, Tax Lots 1900, 2200, 2500

Site Location: Lots 71 & 74, Tract 'R' of "Villebois Village Center No. 2"

Size: 0.82 acres

Comprehensive Plan Designation/Zone: Residential - Village (R-V) / Village (V)

Specific Area Plan/Preliminary Development Plan: SAP - Central / PDP 2C

Proposal:

- PDP Modification (Includes SAP Refinements)
- 2 Final Development Plans
 - Carriage Homes (Lot 74)
 - Chateau Villebois (Lot 71) & Pocket Park (Tract 'R')
- 2 Variances
 - Building Height
 - Building Setback

II. REQUEST

This request is for approval of 2 FDP's (Carriage Homes & Chateau Villebois/Pocket Park), which are a portion of the Phase 2 area of SAP Central in Villebois. The proposal includes a total of 52 residential apartment units. A pocket park is included on Tract 'R'. Additionally, the Applicant requests approval of SAP refinements for increased density and replacement of 2 planter boxes with a bioretention cell, a variance to the

front yard setback requirements for the Chateau Villebois, and a variance for the height of Chateau Villebois.

III. PROPOSAL DESCRIPTION

Chateau Villebois was originally part of an FDP approved in 2009 which has since expired. This previous FDP did not feature the proposed Carriage Homes on Lot 74. This project proposal is submitted on behalf of Chateau Villebois LLC (a different developer than the 2009 FDP). This application for Chateau Villebois and the Pocket Park on Tract 'R' features a different architect and design from the original application. The architect for the Carriage Homes also designed the Carriage Homes on Lot 54 for the application submitted June 27, 2014.

PDP MODIFICATION (INCLUDES SAP REFINEMENTS)

PDP 2C is proposed to be modified to change Lot 71 from 39 apartment units to 49 apartment units. The refinement for Specific Area Plan - Central is measured in combination with the Carriage Homes in order to evaluate the combined effect of these refinements on the refinement criteria. The refinement will effectively result in a 1.0% change. Additionally, the overall unit count in Villebois will not be compromised by this refinement. The proposed change complies with the refinement test.

A modification to replace two planter boxes originally planned with PDP 2C with a bioretention cell along Barber Street within the right-of-way is proposed as part of this application. These planter boxes were originally supposed to be located on the west side of Lot 71 and provide for 3,583 square feet of treatment area. However, constraints due to the size and shape of the lot make it unfeasible to place planter boxes in this location. A portion of the Chateau Villebois building will be located where these planter boxes were planned. The proposed bioretention cell will provide for 4,600 square feet of treatment area. This refinement will provide for more square footage of treatment area than originally planned with the PDP application.

2 FINAL DEVELOPMENT PLANS

The proposed development is located southwest of the Village Center Plaza and will provide an opportunity for urban living in the central core of Villebois with a number of services and recreation opportunities within walking distance. All surrounding public streets and alleys, as well as all utilities, have been constructed with PDP 2C. The FDP's propose a total of fifty-two (52) residential units and a pocket park in Tract 'R'. The FDP for Lot 71 and Tract 'R' provides for forty-nine (49) residential apartment units and a pocket park. The FDP for Lot 74 provides for three (3) carriage home units.

Chateau Villebois will have an underground parking garage, an off-street parking area behind the building accessible by an alley, and utilize the extra parking spaces on Lot 74 in front of the Carriage Homes by leasing them with the apartments in Chateau Villebois. Each Carriage Home unit will feature a two-car garage on the first floor. Parking is provided for all residential units proposed with these FDP's in conformance with the required amounts. The proposed residential buildings will add architectural variety and diversity in housing types to the mix of residential housing currently constructed within the Village Center.

2 VARIANCES

A variance is requested to the front yard setback for Chateau Villebois to allow the building to be located 1.5' from the Public Way at the closest point, instead of the standard 5'. Chateau Villebois fronts onto Barber Street and is adjacent to a future mixed use building on the same block frontage that will be 0' from the Public Way. Barber Street in the Village Center is intended to be an urban environment located close to the Public Way. Locating Chateau Villebois at a front setback similar to the future adjacent mixed use building will allow this block to achieve a consistent urban design along Barber Street. It should be noted, that there is no Public Utility Easement on the subject side of Barber Street. The southeastern portion of Lot 71 is bordered by Tract 'R' to the south, which was created to preserve three existing trees, and three existing trees to the north within a planter strip in the Public Way of Barber Street. Chateau Villebois must be sited as proposed to maintain preservation of these existing trees. Approval of the requested front yard variance will allow consistency in the urban design of the subject block frontage on Barber Street and preserve the adjacent existing trees.

A variance to the height standards for Chateau Villebois is also requested as part of this application. Chateau Villebois consists of one building with three distinct segments of different height. One segment of the building is 4 stories and the other two segments are 3 stories. The Village Center Architectural Standards allow for a maximum building height of 45' for multi-family buildings within the Village Center. The proposed building transitions from a maximum height of 42' on the west side of the building to a maximum height of 51' on the east side of the building. This increase in height from west to east is appropriate considering the transition in height to the east across Tract 'R' where mixed use buildings will be located and a maximum building height of 60' is allowed. An increase in the allowable building height will also allow Chateau Villebois to feature a roof terrace on top of the center portion of the building, enhancing the recreational amenities for future residents.

IV. PROPOSAL SUMMARY & CONCLUSION

This 'Introductory Narrative', in conjunction with the referenced sections, describes the proposed applications. The Supporting Compliance Report located in Section II supports these requests for approval of the subject applications and demonstrates compliance with the applicable standards of the Wilsonville Planning and Land Development Ordinance.

CITY OF WILSONVILLE

29799 SW Town Center Loop East
Wilsonville, OR 97070
Phone: 503.682.4960
Fax: 503.682.7025

Web: www.ci.wilsonville.or.us

Pre-Application meeting date: _____

Planning Division Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

Applicant:

Chateau Villebois, LLC

Address: 16004 SW Tualatin Sherwood Road #432 Sherwood, Oregon 97140

Phone: (971) 832-2701

Fax: _____

E-mail: JPatrickLucas@yahoo.com

Authorized Representative:

Pacific Community Design, Inc.

Address: 12564 SW Main Street Tigard, OR 97223

Phone: (503) 941-9484

Fax: (503) 941-9485

E-mail: stacy@pacific-community.com

Property Owner:

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Owner's Signature:

Printed Name: Brian Paul

Date: 10.8.14

Applicant's Signature (if different from Property Owner):

Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: Bounded by Costa Circle West, Barber Street, Villebois Drive, and Toulouse Street Suite/Unit _____

Project Location: Lots 71 & 74, and Tract 'R' of Villebois Village Center No. 2

Tax Map #(s): 31W15AC Tax Lot #(s): 1900, 2200, 2500 County: Washington Clackamas

Request: PDP Minor Modification, SAP Refinement, 2 FDPs. Variance (setback), Variance (height)

Project Type: Class I Class II Class III

Residential

Commercial

Industrial

Other (describe below)

Application Type:

Annexation

Appeal

Comp Plan Map Amend

Conditional Use

Final Plat

Major Partition

Minor Partition

Parks Plan Review

Plan Amendment

Planned Development

Preliminary Plat

Request to Modify Conditions

Request for Special Meeting

Request for Time Extension

Signs

Site Design Review

SROZ/SRIR Review

Staff Interpretation

Stage I Master Plan

Stage II Final Plan

Type C Tree Removal Plan

Tree Removal Permit (B or C)

Temporary Use

Variance

Villebois SAP

Villebois PDP

Villebois PDP

Waiver

Zone Map Amendment

Other

CITY OF WILSONVILLE

29799 SW Town Center Loop East
Wilsonville, OR 97070
Phone: 503.682.4960
Fax: 503.682.7025

Web: www.ci.wilsonville.or.us

Pre-Application meeting date:

TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

Planning Division Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

Applicant:

Chateau Villebois, LLC

Address: 16004 SW Tualatin Sherwood Road #432 Sherwood, Oregon 97140

Phone: (971) 832-2701

Fax:

E-mail: JPatrickLucas@yahoo.com

Authorized Representative:

Pacific Community Design, Inc.

Address: 12564 SW Main Street Tigard, OR 97223

Phone: (503) 941-9484

Fax: (503) 941-9485

E-mail: stacy@pacific-community.com

Property Owner:

Villebois Village Center HOA

Address: 15350 SW Sequoia Plany Ste 200
Portland, OR 97225

Phone:

503-646-8888

Fax:

503-345-9634

E-mail: RUDY@COSTAPACIFIC.COM

Property Owner's Signature:


Printed Name: RUDY A. KADLUB Date: 10.6.14

Applicant's Signature (if different from Property Owner):

Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: Bounded by Costa Circle West, Barber Street, Villebois Drive, and Toulouse Street Suite/Unit _____

Project Location: Lots 71 & 74, and Tract 'R' of Villebois Village Center No. 2

Tax Map #(s): 31W15AC Tax Lot #(s): 1900, 2200, 2500 County: Washington Clackamas

Request: PDP Minor Modification, SAP Refinement, 2 FDPs. Variance (setback), Variance (height)

Project Type: Class I Class II Class III

Residential Commercial Industrial Other (describe below)

Application Type:

- | | | | |
|------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Appeal | <input type="checkbox"/> Comp Plan Map Amend | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Major Partition | <input type="checkbox"/> Minor Partition | <input type="checkbox"/> Parks Plan Review |
| <input type="checkbox"/> Plan Amendment | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Request to Modify Conditions |
| <input type="checkbox"/> Request for Special Meeting | <input type="checkbox"/> Request for Time Extension | <input type="checkbox"/> Signs | <input type="checkbox"/> Site Design Review |
| <input type="checkbox"/> SROZ/SRIR Review | <input type="checkbox"/> Staff Interpretation | <input type="checkbox"/> Stage I Master Plan | <input type="checkbox"/> Stage II Final Plan |
| <input type="checkbox"/> Type C Tree Removal Plan | <input type="checkbox"/> Tree Removal Permit (B or C) | <input type="checkbox"/> Temporary Use | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Villebois SAP | <input type="checkbox"/> Villebois PDP | <input checked="" type="checkbox"/> Villebois PDP | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Zone Map Amendment | <input checked="" type="checkbox"/> Other | | |

CITY OF WILSONVILLE

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Pre-Application meeting date: _____

Planning Division

Development Permit Application

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TO BE COMPLETED BY APPLICANT:

Please **PRINT** legibly

Applicant:

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Owner:

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Authorized Representative:

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Owner's Signature:

Printed Name: _____ Date: _____

Applicant's Signature (if different from Property Owner):

Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: _____ Suite/Unit _____

Project Location: _____

Tax Map #(s): _____ Tax Lot #(s): _____ County: Washington Clackamas

Request: _____

Project Type: Class I Class II Class III

Residential Commercial Industrial Other (describe below)

Application Type:

- | | | | |
|------------------------------------------------------|-------------------------------------------------------|----------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Appeal | <input type="checkbox"/> Comp Plan Map Amend | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Major Partition | <input type="checkbox"/> Minor Partition | <input type="checkbox"/> Parks Plan Review |
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| <input type="checkbox"/> Request for Special Meeting | <input type="checkbox"/> Request for Time Extension | <input type="checkbox"/> Signs | <input type="checkbox"/> Site Design Review |
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| <input type="checkbox"/> Villebois SAP | <input type="checkbox"/> Villebois PDP | <input type="checkbox"/> Villebois PDP | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Other | | |

Fee Calculation for Chateau Villebois Planning Application

Application	Calculations	Fee
Villebois PDP Modification (Minor)	n/a	\$1,920.00
Villebois SAP Modification (Refinement)	n/a	\$1,280.00
Villebois FDP (2)	\$ 1,280.00 x 2	\$2,560.00
Variance DRB Review (2)	\$ 1,920.00 x 2	\$3,840.00
TOTAL FEES DUE		\$9,600.00

Property Management
371 Centennial Pkwy Ste 200
Louisville, CO 80027

Property Management
371 Centennial Pkwy Ste 200
Louisville, CO 80027

Property Management
371 Centennial Pkwy Ste 200
Louisville, CO 80027

Property Management
371 Centennial Pkwy Ste 200
Louisville, CO 80027

Crp Villebois LLC
Carlyle Group 4 Orinda Way Ste
170d
Orinda, CA 94563

Property Management
371 Centennial Pkwy Ste 200
Louisville, CO 80027

Sage Group LLC
16004 SW Tualatin Sherwood Rd
Sherwood, OR 97140-8521

Northwest Housing Alternatives Inc
2316 SE Willard St
Milwaukie, OR 97222

Northwest Housing Alternatives Inc
2316 SE Willard St
Milwaukie, OR 97222

Property Management
371 Centennial Pkwy Ste 200
Louisville, CO 80027

Marsha Davis
29010 SW Villebois Dr S
Wilsonville, OR 97070

Albert Kim
29222 SW Town Center Loop E
Wilsonville, OR 97070

James Scoggins
29008 SW Villebois Dr S
Wilsonville, OR 97070-7393

Costa Pacific Homes LLC
11422 SW Barber St
Wilsonville, OR 97070

Woods At Villebois Hoa Tonquin
109 E 13th St
Vancouver, WA 98660

Tonquin Woods At Villebois HOA
1200 NW Nalto Plant Ste 650
Portland, OR 97209
31W15AB01437

Villebois Village Center Master Owners
Association is in care of The Management
Group, Inc.
15350 SW Sequoia Pkwy, Ste 200
Portland, OR 97224
31W15AC02600

Barry & Angela Cavinaw
28881 SW Costa Circle
Wilsonville, OR 97070
31W15AC02601

Les Bois at Villebois LLC
11624 SE 5th St, Suite 200
Bellevue, WA 98005
31W15AC02602

Les Bois at Villebois LLC
11624 SE 5th St, Suite 200
Bellevue, WA 98005
31W15AC02603

Les Bois at Villebois LLC
11624 SE 5th St, Suite 200
Bellevue, WA 98005
31W15AC02604

Lynda A Sacing
28897 SW Costa Circle
Wilsonville, OR 97070
31W15AC02605

Les Bois at Villebois LLC
11624 SE 5th St, Suite 200
Bellevue, WA 98005
31W15AC02606

Les Bois at Villebois LLC
11624 SE 5th St, Suite 200
Bellevue, WA 98005
31W15AC02607

Les Bois at Villebois LLC
11624 SE 5th St, Suite 200
Bellevue, WA 98005
31W15AC02608

Les Bois at Villebois LLC
11624 SE 5th St, Suite 200
Bellevue, WA 98005
31W15AC02609

Les Bois at Villebois LLC
11624 SE 5th St, Suite 200
Bellevue, WA 98005
31W15AC02610

Les Bois at Villebois LLC
11624 SE 5th St, Suite 200
Bellevue, WA 98005
31W15AC02611

Les Bois at Villebois LLC
11624 SE 5th St, Suite 200
Bellevue, WA 98005
31W15AC02612

Les Bois at Villebois LLC
11624 SE 5th St, Suite 200
Bellevue, WA 98005
31W15AC02613

RCS Villebois Development LLC C/O Real
Captial Solutions
371 Centennial Pkwy # 200
Louisville, CO 80027
31W15AC02800

RCS Villebois Development LLC C/O Real
Captial Solutions
371 Centennial Pkwy # 200
Louisville, CO 80027
31w15AC03300

**SUPPORTING COMPLIANCE REPORT
SECTION II**

- **LOT 71**
 - **MODIFICATION OF PDP 2C & REFINEMENTS OF SAP CENTRAL**
 - **VARIANCE FOR FRONT SETBACK**
 - **VARIANCE FOR HEIGHT**
 - **FDP FOR CHATEAU VILLEBOIS & ADJACENT POCKET PARK (TRACT ‘R’)**
- **LOT 74**
 - **FDP FOR CARRIAGE HOMES**

TABLE OF CONTENTS

I.	WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE.....	2
	SECTION 4.034. APPLICATION REQUIREMENTS.....	2
	SECTION 4.035. SITE DEVELOPMENT PERMITS.	2
	SECTION 4.125. VILLAGE (V) ZONE.....	5
	Community Elements Book.....	25
	Master Signage and Wayfinding Plan.....	26
	Village Center Architectural Standards.....	26
	Rainwater Program.....	26
	SECTION 4.154. ON-SITE PEDESTRIAN ACCESS AND CIRCULATION	27
	SECTION 4.155. GENERAL REGULATIONS - PARKING, LOADING AND BICYCLE PARKING ...	29
	SECTION 4.176. LANDSCAPING, SCREENING & BUFFERING	36
	SECTION 4.177. STREET IMPROVEMENT STANDARDS.	44
	SECTION 4.178. SIDEWALK AND PATHWAY STANDARDS.	46
	SECTION 4.179. MIXED SOLID WASTE AND RECYCLABLES STORAGE IN NEW MULTI-UNIT RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.	46
	SECTION 4.196 VARIANCES.....	48
	SECTION 4.400. PURPOSE.	51
	SECTION 4.421. CRITERIA AND APPLICATION OF DESIGN STANDARDS.	54
	SECTION 4.430. LOCATION, DESIGN AND ACCESS STANDARDS FOR MIXED SOLID WASTE AND RECYCLING AREAS	56
	SECTION 4.440. PROCEDURE.	59
	SECTION 4.450. INSTALLATION OF LANDSCAPING.	60
II.	VILLAGE CENTER ARCHITECTURAL STANDARDS	61
	STANDARDS APPLYING TO ALL BUILDINGS.....	61
III.	CONCLUSION.....	73

I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

SECTION 4.034. APPLICATION REQUIREMENTS.

(.08) Applications for development approvals within the Village zone shall be reviewed in accordance with the standards and procedures set forth in Section 4.125. [Added by Ord 557, adopted 9/5/03]

Response: These requests for PDP Modification, SAP Refinements, two Variances, and two Final Development Plans for Chateau Villebois and Carriage Homes are being reviewed in accordance with the standards and procedures set forth in Section 4.125 for the Village Zone. Compliance with the requirements of Section 4.125 is demonstrated below.

SECTION 4.035. SITE DEVELOPMENT PERMITS.

(.04) Site Development Permit Application.

A. An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.

1. A completed Permit application form, including identification of the project coordinator, or professional design team.

Response: Copies of completed permit application forms are included in Section IB. The professional design team members are listed in the Introductory Narrative of this application.

2. An explanation of intent, stating the nature of the proposed development, reasons for the Permit request, pertinent background information, information required by the development standards and other information specified by the Director as required by other sections of this Code because of the type of development proposal or the area involved or that may have a bearing in determining the action to be taken. As noted in Section 4.014, the applicant bears the burden of proving that the application meets all requirements of this Code.

Response: The Introductory Narrative of this application describes the intent, nature, reasons for, and pertinent background information relating to the proposed development and the requested applications. This Report serves to document how these applications and the information provided meets the applicable requirements of the Code.

3. Proof that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has the consent of all individuals or partners in ownership of the affected property.

Response: The applicant has obtained consent from all of the subject property owners. Documents demonstrating authorization from each property owner are included in Section IB.

4. Legal description of the property affected by the application.

Response: The legal description of the property affected by the application is listed in the copy of the application form included in Section IB.

5. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size and impact of the development on the community, public facilities and adjacent properties; and except as otherwise specified in this Code, shall be accompanied by the following information,

Response: This application includes conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size and impact of the development within the attached plan set (see Section IIB).

6. Unless specifically waived by the Director, the submittal shall include: ten (10) copies folded to 9"x12" or (one (1) set of full-sized scaled drawings and nine (9) - 8 ½"x11" reductions of larger drawings of the proposed Site Development Plan, including a small scale vicinity map and showing:

Response: Please note three (3) copies of the application materials are provided for completeness review. Once the application is deemed complete, the additional seven (7) copies will be delivered to Planning Department staff. The application materials are sized and folded as appropriate. A small scale vicinity map is included on the cover sheet of the attached plan set.

- a. Streets, driveways, sidewalks, pedestrian ways, off-street parking, loading areas, garbage and recycling storage areas, power lines and railroad tracks, and shall indicate the direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles.

Response: The above listed information is shown on the attached plans (see Section IIB) as relevant to the proposed development.

- b. The Site Plan shall indicate how the utility service, including sanitary sewer, water and storm drainage are to be provided. The Site Plan shall also show the following off-site features: distances from the subject property to any structures on adjacent properties and the locations and uses of streets or driveways on adjacent properties.

Response: The above listed information is shown on the attached plans (see Section IIB) as relevant to the proposed development.

- c. Location and dimensions of structures, utilization of structures, including activities and the number of living units.

Response: The above listed information is shown on the attached plans (see Section IIB) as relevant to the proposed development.

- d. Major existing landscaping features including trees to be saved, and existing and proposed contours.

Response: The attached plans (see Section IIB) show the trees to be saved and existing and proposed contours.

- e. Relevant operational data, drawings and/or elevations clearly establishing the scale, character and relationship of buildings, streets and open space.

Response: The attached plans (see Section IIB) include information that clearly establishes the scale, character and relationship of the buildings, streets and open space.

- f. Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, e.g., flood plain, forested areas, steep slopes or adjacent to stream banks, the elevations of all points used to determine contours shall be indicated and said points shall be given to true elevation above mean sea level as determined by the City Engineer. The base data shall be clearly indicated and shall be compatible to City datum, if bench marks are not adjacent. The following intervals shall be shown:
 - i. One (1) foot contours for slopes of up to five percent (5%);
 - ii. Two (2) foot contours for slopes of from six percent (6%) to twelve percent (12%);
 - iii. Five (5) foot contours for slopes of from twelve (12%) to twenty (20%). These slopes shall be clearly identified, and
 - iv. Ten (10) foot contours for slopes exceeding twenty percent (20%).

Response: The attached plans (see Section IIB) include one (1) foot contours, as slopes on the subject property are generally less than 5%. The subject property does not include any environmentally sensitive areas noted in the above code section.

- g. A tabulation of land area, in square feet, devoted to various uses such as building area (gross and net rentable), parking and paving coverage, landscaped area coverage and average residential density per net acre.

Response: The attached Site Plan (see Section IIB) includes a tabulation of the land areas devoted to buildings, parking/paving and landscape. The Site Plan also includes a listing of the average residential density per net acre.

- h. An application fee as set by the City Council.

Response: The appropriate application fees have been paid. A copy of the checks covering the relevant application fees and information document how fees were calculated is included in Section IC.

- i. If there are trees in the development area, an arborist's report, as required in Section 4.600. This report shall also show the impacts of grading on the trees.

Response: An arborist's report was prepared with PDP 2C. The proposed development continues the prescription noted in the arborist's report for each tree - this is documented in the Memo and Spreadsheet included in Section IIG.

- j. A list of all owners of property within 250 feet of the subject property, printed on label format. The list is to be based on the latest available information from the County Assessor.

Response: A list of all owners of property within 250 feet of the subject property, printed on label format is included in Section ID. The list is based on the latest available information from the County Assessor.

- (.05) **Complete Submittal Required.** Application materials shall be submitted to the Planning Director who shall have the date of submission indicated on each copy submitted. Within thirty (30) calendar days from the date of submission, the Director shall determine whether an application is complete. An application is not complete unless accompanied by a traffic study, as prescribed by the City Engineer; except in cases where the requirement of a traffic study has been specifically waived by the Community Development Director.

Response: The date of this submittal is indicated on the cover of the application notebook and in the footer of this Report. A new traffic analysis is to be completed as part of this proposal.

SECTION 4.125. VILLAGE (V) ZONE

- (.02) Permitted Uses.

Examples of principle uses that are typically permitted:

- E. Multi-Family Dwellings

Response: Chateau Villebois will include 49 multi-family dwelling units (apartments). The Carriage Homes will include 3 multi-family dwelling units (apartments). No other residential dwelling units are proposed with this application.

- (.05) **Development Standards Applying to All Developments in the Village Zone.** In addition to other applicable provisions of the Wilsonville Planning and Land Development Ordinance, all development in the Village zone shall be subject to Tables V-1 through V-4, and to the following. If there is a conflict between the provisions of the Village zone and other portions of the Code, then the provisions of this section shall apply.

- B. **Access:** All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.

Response: Vehicular access to the proposed units and the garage and parking areas is provided via alleys as shown in the attached plans (see Section IIB). The alleys accessing the proposed units were approved and built with PDP 1 - Central. The parking areas associated with Chateau Villebois and the Carriage Homes will be constructed concurrently with the dwelling units.

- D. **Fences:**

- 1. **General Provisions:**

- a. **Fencing in the Village Zone shall be in compliance with the Master Fencing Program in the adopted Architectural Pattern book for the appropriate SAP.**

- b. When two or more properties with different setbacks abut, the property with the largest front yard setback requirement shall be used to determine the length and height of the shared side yard fence, as required by Section 4.125(.05)(D)(1)(a), above.

Example: Building 'A' has 20' front yard setback and Building 'B' has zero front yard setback. Since Building 'A' has the larger front yard setback, it shall be used to determine the height and length of the shared side yard fence. It is 6' tall, but is reduced to 3' in front of Building 'A's building line.

- c. The Development Review Board may, in their discretion, require such fencing as deemed necessary to promote and provide traffic safety, noise mitigation, and nuisance abatement, and the compatibility of different uses permitted on adjacent lots of the same zone and on adjacent lots of different zones.

Response: A CMU wall is proposed to provide screening for the trash enclosures behind Chateau Villebois. No other fencing is proposed.

2. Residential:

- a. Fencing in the Village Zone shall be in compliance with the Master Fencing Program in the adopted Architectural Pattern book for the appropriate SAP.
- b. Fences on residential lots shall not include chain link, barbed wire, razor wire, electrically charged wire, or be constructed of sheathing material such as plywood or flake board. Fences in residential areas that protect wetlands, or other sensitive areas, may be chain link.

Response: The fencing standards of the Village Center Architectural Standards are addressed later in this document. The proposed fences will not be chain link, barbed wire, razor wire, electrically charged wire, or constructed of sheathing material.

E. Recreational Area in Multi-family Residential and Mixed Use Developments

- 1. The Recreational Area requirement is intended to provide adequate recreational amenities for occupants of multiple family developments and mixed use developments where the majority of the developed square footage is to be in residential use.
- 2. Recreational Area is defined as the common area of all lawns, gardens, play lots, day care centers, plazas, court yards, interior and exterior swimming pools, ball courts, tennis clubs, game rooms, social rooms, exercise rooms, health club facilities, libraries, internet/electronic media

rooms, decks, and other similar areas for common recreational uses. Recreational Area may include Parks required under the Villebois Village Master Plan, and any usable park areas not shown in such plan. Private areas under this definition, defined as those areas that are accessible only by a single owner or tenant, shall not constitute or contribute to the measurement of Recreational Area.

3. A variety of age appropriate facilities shall be included in the mix of Recreational Area facilities.
4. Recreational Area shall be calculated at both the PDP and the SAP level and shall be provided at the ratio of 30 square feet per residential unit for each PDP and 225 square feet per residential unit for each SAP.
5. Recreational Area shall be considered to be part of the Open Space requirement in Section 4.125(.08)

Response: Compliance with the requirement for recreation area has been established with the SAP Central application as well as with the PDP 2 - Central application. This application remains consistent with what was listed in the SAP and PDP applications concerning recreation areas.

The site is located within close proximity to recreational facilities which will serve the residents of the proposed units. A Pocket Park proposed as part of this application is located in Tract 'R', immediately adjacent to the southeast of Chateau Villebois. Within a ¼ mile of walking distance residents can access a variety of facilities including: bocce ball courts, a creative child play area, covered picnic tables, and community gathering area in the Village Center Plaza (Neighborhood Park 7). The pocket park in 'Tract A' of PDP 1 - Central (Pocket Park 14) provides an open green area for informal recreation such as picnics or a game of Frisbee. The residents are also within an easy walk of the various amenities provided in the Villebois Greenway (Regional Park 1, 2, 3, 4, Neighborhood Park 3), Oak Park, Cedar Park, and Pocket Parks 1 and 2 ranging from basketball courts to horse shoes, play structures, and picnic tables. The cover of this notebook includes a picture of the entire Villebois project. Parks are indicated in green on this graphic.

F. Fire Protection:

1. All structures shall include a rated fire suppression system (i.e., sprinklers), as approved by the Fire Marshal

Response: All of the buildings in the proposed application will have sprinklers installed as approved by the Fire Marshall.

(.06) Standards Applying To Commercial Uses

Response: No commercial space is proposed as part of this application, so these standards do not apply.

(.07) General Regulations - Off-Street Parking, Loading & Bicycle Parking

Except as required by Subsections (A) through (D), below, the requirements of Section 4.155 shall apply within the village zone.

A. General Provisions:

1. The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.
2. The Board shall have the authority to grant variances or refinements to these standards in keeping with the purposes and objectives set forth in this zone.

Response: The attached plans (see Section IIB) illustrate the off-street parking in the subject area that will be provided and maintained by the property owner. Compliance with the standards of Section 4.125(.07) and Section 4.155 is addressed in this report.

B. Minimum and Maximum Off-Street Parking Requirements:

1. Table V-2, Off-Street Parking Requirements, below, shall be used to determine the minimum and maximum parking standards for noted land uses. The minimum number of required parking spaces shown in Table V-2 shall be determined by rounding to the nearest whole parking space. For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one off-street parking space. If the same use contained more than 600 square feet, a second parking space would be required.

Use	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
Multi-Family Dwellings	1.0/1 Bdr 1.5/2 Bdr 1.75/3 Bdr	NR	1 per 20 units Min. of 2	1 per 4 units Min. of 2
Detached Single-Family Dwellings	1.0/Dwelling Unit	NR	NR	NR

2. Minimum parking requirements may be met by dedicated off-site parking, including surfaced parking areas and parking structures.
3. Except for detached single-family dwellings and duplexes, on-street parking spaces, directly adjoining and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking requirements.
4. Minimum parking requirements may be reduced under the following conditions:
 - a. When complimentary, shared parking availability can be demonstrated, or;
 - b. Bicycle parking may substitute for up to 25% of required Mixed-Use or Multi-Family Residential parking. For every five non-required bicycle parking

spaces that meet the short or long-term bicycle parking standards, the motor vehicle parking requirement for compact spaces may be reduced by one space.

Response: The table below shows calculations for the number of vehicular and bicycle parking spaces required for the application based on the size of the residential units.

Table A. Vehicular Spaces Required for FDP

Use	Dwelling Units	Min. Number of Vehicular Spaces Req.	Max. Number of Vehicular Spaces Allowed
Carriage Homes			
1-Bedroom Units	3 units	(1.0/unit) = 3	NR
Chateau Villebois			
1-Bedroom Units	30 units	(1.0/unit) = 30	NR
2-Bedroom Units	12 units	(1.5/unit) = 18	NR
3-Bedroom Units	7 units	(1.75/unit) = 13	NR
Chateau Villebois Subtotal	49 units	61 Spaces	NR
Total	52 units	64 Spaces	--

Table B. Bicycle Spaces Required for FDP

Use	Dwelling Units	Short-term Bicycle Spaces Req.	Long-term Bicycle Spaces Req.
Carriage Homes			
Multi-Family Dwelling	3 units	(1 space/20 units, Min. of 2) = 2 spaces	(1 space/4 units, Min. of 2) = 2 spaces
Chateau Villebois			
Multi-Family Dwelling	49 units	(1 space/20 units, Min. of 2) = 3 spaces	(1 space/4 units, Min. of 2) = 12 spaces
Total	52 units	5 spaces	14 spaces

Carriage Homes: Three (3) units are proposed; all are one-bedroom units. A minimum of 3 vehicular spaces is required. As shown on the attached plans, each unit includes a two-car garage, 2 off-street parking spaces are provided in front of the Carriage Homes, and 2 on-street parking spaces are located next to the Carriage Homes on Toulouse Street, providing for 10 parking spaces total. The required number of parking spaces is exceeded by 7.

Short-term and long-term bicycle parking is provided in the two-car garages included with each of the proposed dwelling units. The required number of vehicular and bicycle parking spaces is met or exceeded.

Chateau Villebois: Thirty (30) one-bedroom apartments, twelve (12) two-bedroom apartments, and seven (7) three-bedroom apartments are provided. Thus, sixty-one (61) vehicular spaces are required. The underground parking garage for Chateau Villebois provides 41 vehicular spaces, the off-street parking area behind Chateau Villebois provides 14 parking spaces, and the on-street parking in front of Chateau Villebois provides 8 spaces as allowed under Section 4.155 (.03)(F.), for a total of 63 vehicular spaces. The required number of vehicular parking spaces is exceeded by 2.

Up to 40% of all off-street parking spaces are permitted to be compact parking spaces. Twenty (20) compact parking spaces are provided, which is 36.4% (20/55=36.4%) of the total off-street parking spaces provided for Chateau Villebois. This requirement is exceeded.

For every fifty (50) parking spaces, one (1) ADA-accessible parking space is required. Thus, two (2) ADA-accessible spaces are required for Chateau Villebois. Two (2) ADA-accessible parking spaces are provided. This requirement is met.

Three (3) short-term bicycle spaces and twelve (12) long-term bicycle spaces are required for the 49 apartments. A bicycle rack is proposed to be provided in front of the building next to the main entrance. This proposed bicycle rack will provide at least 3 short-term bicycle spaces. A room 28' x 10' in area is provided on the first floor near the main entrance for at least 12 long-term bicycle spaces. The room will be lockable by either key or key card and feature hooks to hang bikes on, maximizing the amount of space for bicycle parking. Thus, the required number of bicycle parking spaces is met.

C. Minimum Off-Street Loading Requirements:

1. Loading facilities shall be sited at the rear or side whenever practicable, and if adjacent to a residential use, shall be screened. Screening shall match the adjacent residential development in terms of quality of materials and design. Such screening shall minimize light glare and noise levels affecting adjacent residential uses. See also Section 4.155(.03)(B).

Response: There are no loading facilities proposed in the subject area.

D. Bicycle Parking Requirements:

- 1 Purpose: Bicycle parking is required for most use categories to encourage the use of bicycles by providing safe and convenient places to park bicycles for short and long stays.
 - a. Short-term bicycle parking is intended to encourage shoppers, customers, messengers, and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles.
 - b. Long-term bicycle parking is intended to provide employees, students, residents, commuters and others who generally stay at a site for several hours, a secure and weather-protected place to park bicycles. The intent of the long-term standards is to provide bicycle parking within a reasonable distance in order to encourage bicycle use.
2. General Provisions
 - a. Required Bicycle Parking:

- i. The required minimum number of bicycle parking spaces for each use category is shown in Table V-2, Parking Requirements, below. Bicycle parking is not required for uses not listed.
- ii. Bicycle parking spaces are not required for accessory uses. If a primary use is listed in Table V-2, bicycle parking is not required for the accessory use.
- iii. When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.

Carriage Homes Response: As described previously, short-term and long-term bicycle parking is provided in the two-car garages with each of the proposed dwelling units.

Chateau Villebois Response: As described previously, three (3) short-term bicycle spaces and twelve (12) long-term bicycle spaces are required for the forty-nine (49) apartment units. A bicycle rack is proposed to be located in front of Chateau Villebois near the lobby entrance for at least 3 short-term bicycle spaces. A lockable room is provided on the first floor of the building near the lobby entrance for at least 12 long-term bicycle spaces.

3. Bicycle Parking Standards:

- a. Short-term bicycle parking. Required short-term bicycle parking shall meet the following standards:
 - i. Short-term bicycle parking shall be provided in lockers or racks that meet the standards of this section.
 - ii. Short-term bicycle parking shall be located either within 30 feet of the main entrance to the building; or inside a building, in a location that is easily accessible for bicycles.
 - iii. If 10 or more short-term bicycle spaces are required, then at least 50 percent of the required short-term bicycle spaces shall be covered and meet the standards of this section.

Carriage Homes Response: Short-term bicycle parking is provided in the two-car garages included with each of the dwelling units.

Chateau Villebois Response: Three (3) short-term bicycle spaces are required for the forty-nine (49) apartment units. A bicycle rack is proposed to be located in front of the building near the lobby entrance in the planter between the building and the sidewalk for at least 3 short-term bicycle spaces. Physical constraints do not allow these 3 bicycle spaces to be located within Chateau Villebois. The only

location within 30 feet of the main entrance is within the public right of way, but will not obstruct any pedestrians or vehicles.

- b. **Long-term bicycle parking.** Required long-term bicycle parking shall meet the following standards:
 - i. Long-term bicycle parking shall be provided in racks or lockers that meet the standards of this section.
 - ii. Long-term bicycle parking shall be located on the site or in an area where the closest point is within 300 feet of the site
 - iii. At least 50 percent of required long-term bicycle parking shall be covered in compliance with the standards of this section
 - iv. To provide security, long-term bicycle parking shall be in at least one of the following locations:
 - In a locked room or locker
 - In an area that is enclosed by a fence with a locked gate. The fence shall be either eight (8) feet high, or be floor-to-ceiling, subject to review and approval of a building permit;
 - In an area that is visible from employee work areas or within view of an attendant or security guard;
 - In a dwelling unit or dormitory unit. If long-term bicycle parking is provided in a dwelling unit or dormitory unit, neither racks nor lockers shall be required.

Carriage Homes Response: Long-term bicycle parking is provided in the two-car garages provided with each of the dwelling units.

Chateau Villebois Response: Twelve (12) long-term bicycle spaces are required for the forty-nine (49) apartment units. A room is provided on the first floor of the building near the main entrance for at least 12 long-term bicycle spaces. The room will be lockable and secure in compliance with these standards.

- c. **Bicycle Lockers, Racks and Cover (Weather Protection):**
 - i. Where required bicycle parking is provided in lockers, the lockers shall be securely anchored.

- ii. Covered bicycle parking, as required by this section, shall be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures. Where required covered bicycle parking is not within a building or locker, the cover must be permanent, designed to protect the bicycle from rainfall and provide seven (7) foot minimum overhead clearance.

Carriage Homes Response: No lockers or racks are proposed. Short-term and long-term bicycle parking is provided in the two-car garages of each of the proposed dwelling units.

Chateau Villebois Response: Covered bicycle parking is provided inside a lockable room near the main entrance of Chateau Villebois.

(.08) Open Space

Open space shall be provided as follows:

- A. In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multi-phased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required front yard areas shall not be counted towards the required open space area. Required rear yard areas and other landscaped areas that are not within required front or side yards may be counted as part of the required open space.
- B. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City of Wilsonville standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage. See SROZ provisions, Section 4.139.10.
- C. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review and approve any pertinent bylaws, covenants, or agreements prior to recordation.

Response: The SAP Central application outlines the approach for achieving 25% open space within the SAP upon build-out. The following table illustrates the assumptions made at the SAP level for open space:

Table C: Open Space Requirement

SAP Central Total Area	55.2 acres
Net deductions:	
Street Paving (approx.)	12.0 acres
Alleys (projected)	2.8 acres
Surface Parking (projected)	5.5 acres
Approximate SAP Central Net Acreage	34.9 acres
Total open space requirement (34.9 @ 25%)	8.7 acres

This SAP includes 4.51 acres of parks, therefore leaving 4.19 acres of “other” open space to be demonstrated as the SAP develops. Approximately 2.0 acres of “other” open spaces were provided in the PDP 1 - Central area. The area demonstrated in PDP 1 - Central leaves 2.19 acres of “other” open spaces to be provided with the remainder of the PDP’s within SAP Central.

PDP 2 - Central included the addition of a 0.13 acre pocket park, shown as Tract ‘R’ in the plan set. The first FDP in Phase 2 (the Villages at Villebois, a.k.a. The Charleston Apartments) included the addition of 0.28 acres of open space. These areas leave 1.78 acres of “other open spaces to be provided with the remainder of the PDP’s/FDP’s within SAP Central.

(.10) Sidewalk and Pathway Improvement Standards

- A. The provisions of Section 4.178 shall apply within the Village zone.

Response: Compliance with Section 4.178 is demonstrated later in this report.

(.11) Landscaping, Screening and Buffering

- A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:
 - 1. Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.

Response: The streets surrounding the subject area have already been constructed with the PDP as described in the Community Elements Book. No streets will be constructed in association with these uses.

(.12) Master Signage and Wayfinding

- A. All signage and wayfinding elements within the Village Zone shall be in compliance with the adopted Signage and Wayfinding Master Plan for the appropriate SAP.

- B. Provisions of Section 4.156 shall apply in the Village Zone except subsections (.06), (.07), (.08), and (.09). Section 4.156(.09) may be used for comparison purposes to assess conceptually whether signage is allowed in an equitable manner throughout the City. Section 4.156 is not to be used for direct comparison of sign standards.
- C. The Master Signage and Wayfinding Plan is the Master Sign Plan for the applicable SAP.
- D. In the event of conflict between the applicable standards of Section 4.156 and this subsection or the applicable Master Signage and Wayfinding Plan, this subsection and the Master Signage and Wayfinding Plan shall take precedence.
- E. The following signs may be permitted in the Village Zone, subject to the conditions in this Section.
 - 1. Site Signs
 - a. Signs that capture attention establishing a sense of arrival to Villebois and to areas within Villebois.
 - 2. Site Directional
 - a. Permanent mounted signs informing and directing the public to major destinations within Villebois.
 - 3. Retail Signs
 - a. Signs which identify the retail uses, including bulkhead signs, blade signs, temporary window signs and permanent window signs designed to identify storefronts and provide information regarding the retail uses.
 - 4. Informational Signs
 - a. Permanent mounted signs located along and adjacent to travel ways providing information to residents and visitors traveling within Villebois.
 - 5. Flags and Banners
 - a. Permanent and temporary pole mounted signage intended to identify the graphic identity of Villebois and to identify seasonal events taking place within the Villebois Community.
- F. Dimensions and square footage of signs are defined in the Master Signage and Wayfinding Plan for the appropriate SAP.
- G. Signage locations are specified in the Master Signage and Wayfinding Plan for the appropriate SAP.
- H. The number of signs permitted is specified in the Master Signage and wayfinding Plan for the appropriate SAP.

Response: No signage is proposed as part of this application. Street signs were installed as part of the public improvements.

(.14) Design Standards Applying to the Village Zone

A. The following Design Standards implement the Design Principles found in Section 4.125(.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:

1. **General Provisions:**

a. **Flag lots are not permitted.**

Response: As shown on the attached plans, this application does not include any flag lots.

b. **The minimum lot depth for a single-family dwelling with an accessory dwelling unit shall be 70 feet.**

Response: As shown on the attached plans, this application does not include any single family dwellings with an accessory dwelling unit.

c. **Village Center lots may have multiple front lot lines.**

Response: No lots in the subject area have multiple front lot lines.

d. **For Village Center lots facing two or more streets, two of the facades shall be subject to the minimum frontage width requirement. Where multiple buildings are located on one lot, the facades of all buildings shall be used to calculate the Minimum Building Frontage Width.**

Carriage Homes Response: Lot 74 has frontage on 1 street. Therefore, this section does not apply.

Chateau Villebois Response: Lot 71 has frontage on both Barber Street and Costa Circle West. Table V-1 states that the minimum building frontage width is 80% for multi-family dwellings in the Village Center. The intent of this standard is to maintain a high degree of massing along the street frontages in the Village Center. The building on Lot 71 has been sited to provide the maximum building frontage possible and meet the frontage standard along Barber Street and Costa Circle West with 100% and 92% frontage on these streets, respectively (Note the alley easement width has been deducted from the frontage width on Costa Circle West).

e. **Neighborhood Centers shall only be located within a Neighborhood Commons.**

Response: No neighborhood center is proposed as part of this application.

f. **Commercial Recreation facilities shall be compatible with surrounding residential uses.**

Response: No commercial recreation facilities are proposed in this application.

- g. Convenience Stores within the Village zone shall not exceed 4,999 sq. ft., and shall provide pedestrian access.
- h. Specialty Grocery Stores within the Village zone shall not be more 19,999 square feet in size.
- i. A Grocery Store shall not be more than 40,000 square feet in size.

Response: No commercial uses are proposed in this application.

2. **Building and site design shall include:**

- a. Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.
- b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.

Response: As demonstrated on the attached architectural drawings (see Sections IIC and IID), the proposed planned development will be in compliance with the Village Center Architectural Standards.

- c. Protective overhangs or recesses at windows and doors.
- d. Raised stoops, terraces or porches at single-family dwellings.
- e. Exposed gutters, scuppers, and downspouts, or approved equivalent.

Response: As shown in the attached architectural drawings, all buildings proposed in this application will include protective overhangs and recesses at windows and doors and exposed gutters and downspouts.

- f. The protection of existing significant trees as identified in an approved Community Elements Book.

Response: There are 3 existing trees in this subject area. Trees #476, #477, and #478 on Tract 'R' are all moderate trees shown to be retained within the pocket park.

- g. A landscape plan in compliance with Sections 4.125(.07) and (.11), above.

Response: The attached *Planting Plans* comply with the requirements of Sections 4.125(.07) and (.11).

- h. Building elevations of block complexes shall not repeat an elevation found on an adjacent block.

- i. **Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.**

Carriage Homes Response: The lots adjacent to the proposed Carriage Homes are empty and will be developed as part of future applications. Thus, no elevations of buildings on adjacent lots will be repeated.

Chateau Villebois Response: Chateau Villebois consists of one building. The Wilsonville Development Code defines “block complex” as “an assemblage of buildings bounded entirely by intersecting streets so as to form a single comprehensive group.” Chateau Villebois is located at the southeast corner of Barber Street and Costa Circle West. No other buildings exist along the subject block complex on Barber Street and areas on the opposite side of Barber Street are not yet developed. Detached row homes are built south of the proposed accessway on Costa Circle West. Areas to the west and northwest of Costa Circle West/Barber Street intersection are planned to be the Villebois Greenway, a Regional Park. Northeast of the subject intersection, across Barber Street from the site, is planned to be urban apartments and mixed use condominiums. There are no pending development applications on adjacent blocks to review in order to verify that an elevation has not been repeated. Future development applications will be subject to this same standard and will be required to not repeat an elevation that has already been built on an adjacent block.

- j. **A porch shall have no more than three walls.**

Response: As shown on the attached architectural drawings, no porches will have more than three walls.

- k. **A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space.**

Carriage Homes Response: As shown in the attached floor plans, the proposed garages for the Carriage Homes are all two-car garages.

Chateau Villebois Response: As shown in the attached plans and drawings, Chateau Villebois includes a first floor parking garage for a multi-family building. A parking garage is not limited to 3 motor vehicle spaces as indicated above for garages.

3. **Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.**

Response: Compliance with the Community Elements Book and Village Center Architectural Standards is demonstrated later in this report.

4. **Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard.**

Response: The building systems of this application comply with the materials, applications, and configurations as required in Tables V-3 and V-4.

(.16) Village Center Design Standards

A. In addition to the design standards found in Section 4.125(.14), above, the following Design Standards are applicable to the Village Center, exclusive of single-family detached dwellings and row houses:

1. Off-street parking areas shall not be located between buildings and the street.

Response: Fourteen (14) off-street parking spaces are located outside of the underground parking garage, between Chateau Villebois and the Charleston Apartments. Eight (8) surface parking spaces are located in front of the Carriage Homes between the Carriage Homes and a future mixed use building.

2. The design of off-street parking areas shall include pedestrian connections to the buildings they serve, sidewalks, and adjacent parking areas.

Response: The off-street parking spaces behind Chateau Villebois will include pedestrian connections to the two entrances on either side of the vehicular access to the underground parking garage. The off-street parking spaces for the Carriage Homes are located adjacent to the front of the Carriage Homes.

3. The design of buildings and public spaces shall include interior (through-buildings) and exterior public pedestrian accessways, as required, to facilitate pedestrian connections.

Carriage Homes Response: There will be adequate room for residents to walk along the alley to access adjacent sidewalks leading to the parks, open space, and other Villebois amenities.

Chateau Villebois Response: The attached architectural drawings and plans show that Chateau Villebois will include interior and exterior pedestrian accessways to facilitate pedestrian connections to adjacent sidewalks in all directions, leading to the parks, open space, and other Villebois amenities.

4. The design of buildings shall include rear and side entrances in addition to primary street front entrances when necessary to facilitate pedestrian connections.

Carriage Homes Response: As can be seen on the attached plans and drawings, the entrances to the dwelling units in the Carriage Homes are located at the ends of the buildings. Stairways accessing these entrances are provided along the alley to facilitate pedestrian connections between the off-street parking spaces for these units and the entrances.

Chateau Villebois Response: As the attached plans and drawings show, Chateau Villebois includes rear and side entrances in addition to the primary street front entrance in order to facilitate pedestrian connections in all directions.

5. Building facades shall be broken into multiple vertical elements.

Carriage Homes Response: The attached architectural drawings show the multiple vertical elements on the façades of each of the proposed buildings. These elements include horizontal façade articulation and varying rooflines and heights.

Chateau Villebois Response: The attached architectural drawings show the multiple vertical elements on the façades of Chateau Villebois. These elements include recessed balconies, horizontal and vertical façade articulation, and varying rooflines and heights.

6. Canopies and awnings should be provided as specified in the Village Center Architectural Standards.

Response: Compliance with the Village Center Architectural Standards is demonstrated at the end of this report.

7. The design of buildings and landscapes shall provide opportunities for public art at a minimum of one location per block.

Response: Opportunities for public art have been incorporated into the Promenade, which is within the same blocks as the subject area.

(.17) Village Center Plaza Design Standards

- A. In addition to the design standards found in Section 4.125(.16), above, the following Design Standards are specific to the design of the Village Center Plaza:

Response: This subject area does not include any portions of the Village Center Plaza, so the standards of this section do not apply.

(.18) Village Zone Development Permit Process

Except as noted below, the provision of Sections 4.140(.02) through (.06) shall apply to development in the Village zone.

- B. Unique Features and Processes of the Village (V) Zone:
 2. Final Development Plan (FDP) approval by the Development Review Board or the Planning Director, as set forth in Sections 4.125(.18)(L) through (P) (Site Design Review equivalent), below, may occur as a separate phase for lands in the Central SAP or multi-family dwellings outside the Central SAP.
 3. Administrative Review approvals, by the Planning Director, as set forth in Section 4.030. Prior to commencement of development, final approval for land divisions, tree removal permits, grading permits, and compliance with prior approvals must be received. Development permit issuance follows completion of the foregoing stages.

Response: A request for modification to Preliminary Development Plan 2C and refinements to SAP Central are included as part of this application. These 2 Final Development Plan applications are submitted for approval of Chateau Villebois on Lot 71 and the pocket park on Tract 'R', as well as the Carriage Homes on Lot 74.

J. PDP Refinements to an Approved Specific Area Plan

1. In the process of reviewing a PDP for consistency with the approved Specific Area Plan, the DRB may approve refinements, but not amendments, to the SAP. Refinements to the SAP may be approved by the Development Review Board, upon the applicant's detailed graphic demonstration of compliance with the criteria set forth in Section (.18)(J)(2), below.

a. Refinements to the SAP are defined as:

i. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.

Response: No changes to the street network or functional classification of streets are proposed.

ii. Changes to the nature or location of park type, trails, or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the Preliminary Development Plan.

Response: No changes to the nature or location of park type, trails, or open spaces are proposed.

iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.

Response: No sanitary sewer or storm water refinements are proposed. The only refinement proposed is to the rainwater management. PDP 2C is proposed to be modified to replace planter boxes which were originally planned at the PDP level. This modification is addressed in Section IIE - Utility/Drainage Reports. Two planter boxes were to be located on Lot 71, capable of treating 3,583 square feet of impervious area. A bioretention cell capable of treating 4,600 square feet of runoff is now proposed to be located within the right of way along Barber Street. Constraints due to the size and shape of the lot make it unfeasible to place the planter boxes on Lot 71. A portion of the Chateau Villebois building will be located where these planter boxes were planned. The overall SAP Central goal of treatment area will not be compromised, as the proposed bioretention cell provides more square footage than the planter boxes included in the PDP application.

iv. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the Preliminary Development Plan. For purposes of this subsection, "land uses" or "uses" are defined in the aggregate, with specialty

condos, mixed use condos, urban apartments, condos, village apartments, neighborhood apartments, row houses and small detached uses comprising a land use group and medium detached, standard detached, large and estate uses comprising another.

Response: No changes to the location or mix of land uses are proposed.

- v. **A change in density that does not exceed ten percent, provided such density change has not already been approved as a refinement to the underlying SAP or PDP, and does not result in fewer than 2,300 dwelling units in the Village.**

Response: The amount of dwellings units planned for PDP 2C is proposed to be modified with the proposed planned development. This modification is reflected in the Updated SAP Central Unit Counts in Section IIH.

All residential units in PDP 2C are within the same aggregate category. The updated SAP Central Unit Counts shows that this application proposes an increase in the number of units by 10, which is a 1.0% increase. Thus, the proposed change is not “significant” as it is less than 10%. Additionally, the proposed change does not negatively affect an important, qualitative feature of the mix in land use as all residential categories in said area fall under the same aggregate category.

2. **Refinements meeting the above definition may be approved by the DRB upon the demonstration and finding that:**
 - a. **The refinements will equally or better meet the conditions of the approved SAP, and the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.**

Response: The proposed refinements will equally or better meet the approved conditions of SAP Central. The refinement to change the location of the bioretention cell will still ensure that the overall Villebois goal of treatment to be exceeded. The Utility Analysis located in Section IIE describes in detail how the rainwater management for Chateau Villebois will function.

As described previously, the refinement for increased density is not “significant” in the context of SAP Central and Villebois. The addition of 10 dwelling units will only increase the amount of units in SAP Central by 1.0%, well under the 10% threshold to qualify as “significant”. The refinement for density is reflected in the Updated SAP Central Unit Counts provided in Section IIH.

- b. **The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the PDP and Village area, and**

Response: As demonstrated by this report and attached plans, this proposal preserves existing trees designated for retention. There are no other identified environmental, natural or scenic resources of the PDP affected by these refinements. Therefore, these refinements will not result in significant detrimental impacts to the environment or natural or scenic resources of PDP 2C or SAP Central.

- c. The refinement will not preclude an adjoining or subsequent PDP or SAP areas from development consistent with the approved SAP or the Master Plan.

Response: As demonstrated by this report and the attached plans, these refinements will not preclude adjoining or subsequent PDPs, associated or adjoining SAPs from development consistent with an approved SAP or the Villebois Village Master Plan.

3. Amendments to the SAP must follow the same procedures applicable to adoption of the SAP itself. Amendments are defined as changes to elements of the SAP not constituting a refinement.

Response: No amendments to the SAP are proposed.

L. Final Development Plan Approval Procedures (Equivalent to Site Design Review):

1. Unless an extension has been granted by the Development Review Board as enabled by Section 4.023, an application for FDP approval on lands within the Central SAP or multi-family dwellings outside of the Central SAP shall be filed within two (2) years after the approval of a PDP. All applications for approval of a FDP shall:
 - a. Be filed with the City Planning Division for the entire FDP, or when submission of the PDP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.
 - b. Be made by the owner of all affected property or the owner's authorized agent.
 - c. Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution.
 - d. Set forth the professional coordinator and professional design team for the project.

Response: A Preliminary Development Plan for Phase 2 Central has already been approved. The entire area of this application is located in the Phase 2 area of SAP Central. This application is submitted by the property owner's authorized agent. Included in this application package is the required application form and application fee (see Section IB). The General Information section of the Introductory Narrative in Section IA includes the names and contact information of the professional coordinator and design team for the proposed project.

M. FDP Application Submittal Requirements:

1. An application for approval of a FDP shall be subject to the provisions of Section 4.034.

Response: Section 4.034 (.08) requires that applications for development approvals within the Village zone be reviewed in accordance with the standards and

procedures of Section 4.125. Compliance with Section 4.125 is demonstrated in this report.

N. FDP Approval Procedures

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421

Response: Compliance with Section 4.421 is demonstrated later in this report.

O. FDP Refinements to an Approved Preliminary Development Plan

1. In the process of reviewing a FDP for consistency with the underlying Preliminary Development Plan, the DRB may approve refinements, but not amendments, to the PDP. Refinements to the PDP may be approved by the Development Review Board, upon the applicant's detailed graphic demonstration of compliance with the criteria set forth in Section 4.125(.18)(O)(2), below.

a. Refinements to the PDP are defined as:

- i. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.

Response: This FDP is submitted concurrently with the above proposed PDP modification, so no other refinements are necessary.

- ii. Changes to the nature or location of park type, trails, or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the PDP.

Response: This FDP is submitted concurrently with the above proposed PDP modification, so no other refinements are necessary.

- iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.

Response: This FDP is submitted concurrently with the above proposed PDP modification, so no other refinements are necessary.

- iv. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the affected PDP. For purposes of this subsection, "land uses" or "uses" are defined in the aggregate, with specialty condos, mixed use condos, urban apartments, condos, village apartments, neighborhood apartments, row houses and small detached uses comprising a land use group and medium detached, standard detached, large and estate uses comprising another.

Response: This FDP is submitted concurrently with the above proposed PDP modification, so no other refinements are necessary.

- v. Changes that are significant under the above definitions, but necessary to protect an important community resource or substantially improve the functioning of collector or minor arterial streets.

Response: This FDP is submitted concurrently with the above proposed PDP modification, so no other refinements are necessary.

P. FDP Approval Criteria

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.

Response: Compliance with Section 4.421 is demonstrated later in this report.

2. An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Architectural Standards and any conditions of a previously approved PDP.

Response: Compliance is demonstrated below.

COMMUNITY ELEMENTS BOOK

Lighting Master Plan

Response: The development of streets and the public right-of-way was reviewed at the PDP level. The lighting for the streets in this subject area was installed when the streets were constructed with PDP 2 - Central. The street lighting fixture is Hadco S8867E as specified in the Community Elements Book.

Curb Extensions

Response: The development of streets and the public right-of-way was reviewed at the PDP level. This application is consistent with the curb extensions in PDP 2 - Central.

Street Tree Master Plan

Response: The development of streets and the public right-of-way was reviewed at the PDP level. The streets in the subject area were constructed with the PDP 2 - Central, and street trees will be installed along the street frontage of the subject property consistent with the Street Tree Master Plan.

Site Furnishings

Response: The pocket park on Tract 'R' will include 2 benches. A bike rack will be included next to the main entrance of Chateau Villebois.

Play Structures

Response: There will not be any play structures in the subject area.

Tree Protection

Response: The Tree Protection component of the Community Elements Book for SAP - Central (page 14) describes the goals, policies, and implementation measures that were used to promote the protection of existing trees in the design of the subject area. There are 6 existing trees in this subject area. Trees #476, #477, and

#478 are located on Tract 'R' and are trees shown to be retained within the pocket park. Trees # 464, # 465, and #466 are trees within the right of way strip on Barber Street shown to be retained.

Plant List

Response: The Community Elements Book approved with SAP - Central contains a Plant List (pages 15-17) of non-native and native trees, shrubs, and groundcovers, ferns, herbs, vines, perennials, grasses, and bulbs for species to plant throughout Villebois. The *Planting Plans* utilizes species included on the Plant List.

MASTER SIGNAGE AND WAYFINDING PLAN

Response: No signs are proposed for this subject area at this time. Compliance with the Master Signage and Wayfinding Plan will be demonstrated at the time of approval for any sign permits.

VILLAGE CENTER ARCHITECTURAL STANDARDS

Response: Compliance with the Village Center Architectural Standards is demonstrated at the end of this report.

RAINWATER PROGRAM

Response: As shown in the attached plans, two planter boxes which were originally planned to be located on Lot 71 are proposed to be moved to a bioretention cell within the right of way along Barber Street. These planter boxes were supposed to provide 3,583 square feet of treatment area. The proposed bio-retention cell is consistent with the Rainwater Program for SAP Central and will provide for 4,600 square feet of treatment area, and the overall Villebois goal for treatment will be met.

(.19) Expiration of SAP, PDP and FDP Approvals

A SAP approval shall not expire. A PDP or FDP approval shall expire two years after its approval date, if substantial development has not occurred on the property prior to that time. Provided, however, that the Development Review Board may extend these expiration times for up to three (3) additional periods of not more than one (1) year each. Applicants seeking time extensions shall make their requests in writing at least thirty (30) days in advance of the expiration date. Requests for time extensions shall only be granted upon a showing that the applicant has in good faith attempted to develop or market the property in the preceding year or that development can be expected to occur within the next year. For purposes of this section, "substantial development" is deemed to have occurred if the subsequently-required development approval, building permit or public works permit has been submitted for the development, and the development has been diligently pursued, including the completion of all conditions of approval established for the permit.

Response: The applicant has plans to complete substantial development on the property within two years of the approval date. Should this fail to occur, the applicant will apply for an extension at least 30 days prior to the expiration date.

(.20) **Adherence to Approved Plan and Modification Thereof:** The applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a FDP. The approved FDP and phase development sequence shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved FDP may be approved by the Planning Director if such changes are consistent with the purposes and general character of the approved development plan. All other modifications, excluding revision of the phase development sequence, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.

Response: The applicant will agree in writing to adhere to the conditions prescribed for the approval of the application. Any changes or modifications will follow the procedures prescribed in Section 4.125(.20).

(.21) In the event of a failure to comply with the approved FDP, or any prescribed condition of approval, including failure to comply with the phase development schedule, the Development Review Board may, after notice and hearing, revoke a FDP. General economic conditions that affect all in a similar manner may be considered as a basis for an extension of a development schedule.

Response: The applicant understands that failure to comply with the approved application may result in the revocation of the application.

GENERAL DEVELOPMENT REGULATIONS

SECTION 4.154. ON-SITE PEDESTRIAN ACCESS AND CIRCULATION

(.01) On-site Pedestrian Access and Circulation

- A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.
- B. Standards. Development shall conform to all of the following standards:
 - 1. **Continuous Pathway System.** A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.

Response: As shown in the attached plans, Chateau Villebois will feature 3 direct pedestrian connections to the adjacent sidewalks on Barber Street and Toulouse Street. Pedestrians can access the pedestrian pathway on the adjacent Pocket Park on Tract 'R' via the sidewalk on Barber Street.

- 2. **Safe, Direct, and Convenient.** Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational

areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:

- a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.

Response: All pedestrian connections will be free from hazards and provide a reasonably smooth and consistent surface. The proposed walk for the Pocket Park on Tract 'R' will be paved.

- b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.

Response: Pedestrian connections will provide direct access to Barber Street and Toulouse Street. The Pocket Park on Tract 'R' will be reasonably accessible via a short walk along the sidewalk on Barber Street.

- c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.

Response: The pedestrian connections that provide access to the entrance of Chateau Villebois will be consistent with ADA requirements. An ADA accessible route to the trash area behind Chateau Villebois is shown on Sheet L1.01 of the attached plans.

- d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).

Response: No parking lots larger than three acres in size are proposed.

3. **Vehicle/Pathway Separation.** Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.

Response: All pedestrian pathways that abut a driveway or street will be vertically separated from the street by a curb.

4. **Crosswalks.** Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light color concrete inlay between asphalt, or similar contrast).

Response: No crosswalks are proposed.

5. **Pathway Width and Surface.** Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an

alternative surface except as otherwise required by the ADA.

Response: The pedestrian connection to the main entrance of Chateau Villebois will be constructed of a durable surface and not less than five feet wide.

6. All pathways shall be clearly marked with appropriate standard signs.

Response: All pathways will be marked with signs when appropriate.

SECTION 4.155. GENERAL REGULATIONS - PARKING, LOADING AND BICYCLE PARKING

(.01) Purpose:

- A. The design of parking areas is intended to enhance the use of the parking area as it relates to the site development as a whole, while providing efficient parking, vehicle circulation and attractive, safe pedestrian access.
- B. As much as possible, site design of impervious surface parking and loading areas shall address the environmental impacts of air and water pollution, as well as climate change from heat islands.
- C. The view from the public right of way and adjoining properties is critical to meet the aesthetic concerns of the community and to ensure that private property rights are met. Where developments are located in key locations such as near or adjacent to the I-5 interchanges, or involve large expanses of asphalt, they deserve community concern and attention.

(.02) General Provisions:

- A. The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.
 1. The Board shall have the authority to grant variances or planned development waivers to these standards in keeping with the purposes and objectives set forth in the Comprehensive Plan and this Code.

Response: No variances to the standards of this section are requested.

2. Waivers to the parking, loading, or bicycle parking standards shall only be issued upon a findings that the resulting development will have no significant adverse impact on the surrounding neighborhood, and the community, and that the development considered as a whole meets the purposes of this section.

Response: No waivers to the parking, loading, or bicycle parking standards are requested.

- B. No area shall be considered a parking space unless it can be shown that the area is accessible and usable for that purpose, and has

maneuvering area for the vehicles, as determined by the Planning Director.

Response: For both Chateau Villebois and the Carriage homes, all standard parking spaces are 9' x 18' in area and all compact parking spaces are 7.5' x 15' in area. The area of these parking spaces will provide sufficient maneuvering area for all vehicles.

- C. In cases of enlargement of a building or a change of use from that existing on the effective date of this Code, the number of parking spaces required shall be based on the additional floor area of the enlarged or additional building, or changed use, as set forth in this Section. Current development standards, including parking area landscaping and screening, shall apply only to the additional approved parking area.

Response: No changes of use are proposed. The number of parking spaces provided for Chateau Villebois is based upon the number of dwelling units proposed.

- D. In the event several uses occupy a single structure or parcel of land, the total requirement for off-street parking shall be the sum of the requirements of the several uses computed separately, except as modified by subsection "E," below.

Response: The only use for Chateau Villebois on Lot 71 is residential. The only use for the Carriage Homes on Lot 74 is residential.

- E. Owners of two (2) or more uses, structures, or parcels of land may utilize jointly the same parking area when the peak hours of operation do not overlap, provided satisfactory legal evidence is presented in the form of deeds, leases, or contracts securing full and permanent access to such parking areas for all the parties jointly using them. [Amended by Ord. # 674 11/16/09]

Response: No jointly used parking areas are proposed.

- F. Off-street parking spaces existing prior to the effective date of this Code may be included in the amount necessary to meet the requirements in case of subsequent enlargement of the building or use to which such spaces are necessary.

Response: There are no existing off-street parking spaces.

- G. Off-Site Parking. Except for single-family dwellings, the vehicle parking spaces required by this Chapter may be located on another parcel of land, provided the parcel is within 500 feet of the use it serves and the DRB has approved the off-site parking through the Land Use Review. The distance from the parking area to the use shall be measured from the nearest parking space to the main building entrance, following a sidewalk or other pedestrian route. The right to use the offsite parking must be evidenced in the form of recorded deeds, easements, leases, or contracts securing full and permanent access to such parking areas for all the parties jointly using them. [Amended by Ord. # 674 11/16/09]

Response: No off-site parking is proposed.

- H. The conducting of any business activity shall not be permitted on the required parking spaces, unless a temporary use permit is approved pursuant to Section 4.163.

Response: No business activity will be conducted on the required parking spaces.

- I. Where the boundary of a parking lot adjoins or is within a residential district, such parking lot shall be screened by a sight-obscuring fence or planting. The screening shall be continuous along that boundary and shall be at least six (6) feet in height.

Response: The parking areas for Chateau Villebois and the Carriage Homes will be screened as shown on the attached plans (see Section IIB). All screening will be continuous along the boundary of the parking and will be at least 6 feet high. The Chateau Villebois parking area will be screened by plants. The Carriage Home parking area will be screened by metal vine fencing.

- J. Parking spaces along the boundaries of a parking lot shall be provided with a sturdy bumper guard or curb at least six (6) inches high and located far enough within the boundary to prevent any portion of a car within the lot from extending over the property line or interfering with required screening or sidewalks.

Response: As shown on the attached plans, all parking spaces along the boundaries of parking lots will provide bumper guards or a curb, at least 6 inches in height.

- K. All areas used for parking and maneuvering of cars shall be surfaced with asphalt, concrete, or other surface, such as pervious materials (i. e. pavers, concrete, asphalt) that is found by the City's authorized representative to be suitable for the purpose. In all cases, suitable drainage, meeting standards set by the City's authorized representative, shall be provided. [Amended by Ord. # 674 11/16/09]

Response: As shown in the attached plans (see Section IIB), all parking areas will be surfaced with asphalt.

- L. Artificial lighting which may be provided shall be so limited or deflected as not to shine into adjoining structures or into the eyes of passers-by.

Response: Artificial lighting will be limited to not shine into the eyes of passers-by.

- M. Off-street parking requirements for types of uses and structures not specifically listed in this Code shall be determined by the Development Review Board if an application is pending before the Board. Otherwise, the requirements shall be specified by the Planning Director, based upon consideration of comparable uses.

Response: No uses or structures that are not listed in this Code are proposed.

- N. Up to forty percent (40%) of the off-street spaces may be compact car spaces as identified in Section 4.001 - "Definitions," and shall be appropriately identified.

Response: As shown in the attached plans, parking for Chateau Villebois is provided in the underground parking garage, the off-street parking area behind Chateau Villebois, and on-street parking along Barber Street and Costa Circle West. Twenty (20) compact parking spaces are provided, which is 36.4% (20/55=36.4%) of the total off-street parking spaces provided for Chateau Villebois. This requirement is met.

- O. Where off-street parking areas are designed for motor vehicles to overhang beyond curbs, planting areas adjacent to said curbs shall be increased to a minimum of seven (7) feet in depth. This standard shall apply to a double row of parking, the net effect of which shall be to create a planted area that is a minimum of seven (7) feet in depth.

Response: As shown in the attached plans, Chateau Villebois will feature pedestrian connections to the adjacent sidewalks on Barber Street and Costa Circle West.

(.03) Minimum and Maximum Off-Street Parking Requirements:

- A. Parking and loading or delivery areas shall be designed with access and maneuvering area adequate to serve the functional needs of the site and shall:
 - 1. Separate loading and delivery areas and circulation from customer and/or employee parking and pedestrian areas. Circulation patterns shall be clearly marked.
 - 2. To the greatest extent possible, separate vehicle and pedestrian traffic.
- B. Parking and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:
 - 1. Landscaping of at least ten percent (10%) of the parking area designed to be screened from view from the public right-of-way and adjacent properties. This landscaping shall be considered to be part of the fifteen percent (15%) total landscaping required in Section 4.176.03 for the site development.

Response: As shown in the attached plans, the parking areas for Chateau Villebois and the Carriage Homes feature a total of 19.8% and 12.5% landscaping, respectively. This requirement is exceeded.

- 2. Landscape tree planting areas shall be a minimum of eight (8) feet in width and length and spaced every eight (8) parking spaces or an equivalent aggregated amount.
 - a. Trees shall be planted in a ratio of one (1) tree per eight (8) parking spaces or fraction thereof, except in parking areas of more than two hundred (200) spaces where a ratio of one (1) tree per six (six) spaces shall be applied as noted in subsection (.03)(B.)(3.). A landscape design that includes trees planted in areas

based on an aggregated number of parking spaces must provide all area calculations.

Response: As shown in the attached plans, 13 trees are proposed to be planted in the Chateau Villebois parking area which includes 14 parking spots. For the Carriage Homes, 2 trees are proposed to be planted in the parking area which includes 8 parking spots. This requirement is exceeded.

- b. Except for trees planted for screening, all deciduous interior parking lot trees must be suitably sized, located, and maintained to provide a branching minimum of seven (7) feet clearance at maturity.

Response: All interior parking trees will be suitably sized and maintained to provide a branching minimum of seven (7) feet clearance at maturity.

3. Due to their large amount of impervious surface, new development with parking areas of more than two hundred (200) spaces that are located in any zone, and that may be viewed from the public right of way, shall be landscaped to the following additional standards:

Response: No parking areas of more than two hundred spaces are proposed.

- C. Off Street Parking shall be designed for safe and convenient access that meets ADA and ODOT standards. All parking areas which contain ten (10) or more parking spaces, shall for every fifty (50) standards spaces, provide one ADA-accessible parking space that is constructed to building code standards, Wilsonville Code 9.000.

Response: As shown in the attached plans, parking for Chateau Villebois is provided in the underground parking garage, in the off-street parking area behind the Chateau Villebois building, and in front of the Carriage Homes. For Chateau Villebois, two (2) ADA-accessible spaces are required. Two (2) ADA-accessible parking spaces are provided. This requirement is met.

- D. Where possible, parking areas shall be designed to connect with parking areas on adjacent sites so as to eliminate the necessity for any mode of travel of utilizing the public street for multiple accesses or cross movements. In addition, on-site parking shall be designed for efficient on-site circulation and parking.

Response: It would not be beneficial to connect any parking areas proposed with this application.

- E. In all multi-family dwelling developments, there shall be sufficient areas established to provide for parking and storage of motorcycles, mopeds and bicycles. Such areas shall be clearly defined and reserved for the exclusive use of these vehicles.

Response: As discussed previously in Section 4.125, bicycle parking and storage will be provided within a lockable bicycle room in Chateau Villebois. No motorcycle or moped parking is proposed for Chateau Villebois. A two-car garage will be provided with each Carriage Home unit, providing for sufficient bicycle, motorcycle and moped storage.

- F. On-street parking spaces, directly adjoining the frontage of and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking standards.

Response: As shown in the attached parking plans, Chateau Villebois and the Carriage Homes both utilize on-street parking spaces on directly adjoining streets to be counted towards meeting the minimum off-street parking standards.

- G. Tables 5 shall be used to determine the minimum and maximum parking standards for various land uses. The minimum number of required parking spaces shown on Tables 5 shall be determined by rounding to the nearest whole parking space. For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one off-street parking space. If the same use contained more than 600 square feet, a second parking space would be required. Structured parking and on-street parking are exempted from the parking maximums in Table 5. [Amended by Ordinance No. 538, 2/21/02.]

Response: The minimum required number of parking spaces is addressed in Table A of Section 4.125.

H. **Electrical Vehicle Charging Stations:**

1. Parking spaces designed to accommodate and provide one or more electric vehicle charging stations on site may be counted towards meeting the minimum off-street parking standards.
2. Modification of existing parking spaces to accommodate electric vehicle charging stations on site is allowed outright.

Response: No Electrical Vehicle Charging Stations are proposed.

I. **Motorcycle parking:**

1. Motorcycle parking may substitute for up to 5 spaces or 5 percent of required automobile parking, whichever is less. For every 4 motorcycle parking spaces provided, the automobile parking requirement is reduced by one space.
2. Each motorcycle space must be at least 4 feet wide and 8 feet deep. Existing parking may be converted to take advantage of this provision. [Amended by Ord. #719, 6/17/13]

Response: No motorcycle parking is proposed.

(.04) Bicycle Parking:

A. **Required Bicycle Parking - General Provisions.**

1. The required minimum number of bicycle parking spaces for each use category is shown in Table 5, Parking Standards.

Response: The required number of bicycle parking spaces is addressed previously in this report in Table B of Section 4.125.

2. **Bicycle parking spaces are not required for accessory buildings. If a primary use is listed in Table 5, bicycle parking is not required for the accessory use.**

Response: No accessory buildings are proposed.

3. **When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.**

Response: The only proposed use is residential.

4. **Bicycle parking space requirements may be waived by the Development Review Board per Section 4.118(.03)(A.)(9.) and (10.).**

Response: No waiver for bicycle parking is requested with this application.

B. Standards for Required Bicycle Parking

1. **Each space must be at least 2 feet by 6 feet in area and be accessible without moving another bicycle.**

Response: As shown on Sheet 3 of the attached plans, all short-term bicycle parking for Chateau Villebois will be provided with a rack in front of the building. The rack will provide for at least 3 spaces. Each space will be at least 2 feet by 6 feet in area. Bicycle parking within the garages of the Carriage Homes will provide sufficient area.

2. **An aisle at least 5 feet wide shall be maintained behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of way.**

Response: The adjacent pathway for the main entrance will be at least 5' wide and provide sufficient space for bicycle maneuvering.

3. **When bicycle parking is provided in racks, there must be enough space between the rack and any obstructions to use the space properly.**

Response: Sufficient space is provided between the rack and Chateau Villebois to ensure proper functionality.

4. **Bicycle lockers or racks, when provided, shall be securely anchored.**

Response: The bicycle rack in front of Chateau Villebois will be securely anchored into the ground.

5. **Bicycle parking shall be located within 30 feet of the main entrance to the building or inside a building, in a location that is easily accessible for bicycles. For multi-tenant developments, with multiple business entrances, bicycle**

parking may be distributed on-site among more than one main entrance.

Response: The bicycle rack in front of Chateau Villebois will be located within 30 feet of the main entrance. Long-term bicycle parking will be located inside the building.

C. Long-term Bicycle Parking

1. Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for several hours a weather-protected place to park bicycles.

Response: The connection to the main entrance of Chateau Villebois will be at least 5' wide and provide sufficient space for bicycle maneuvering.

2. For a proposed multi-family residential, retail, office, or institutional development, or for a park and ride or transit center, where six (6) or more bicycle parking spaces are required pursuant to Table 5, 50% of the bicycle parking shall be developed as long-term, secure spaces. Required long-term bicycle parking shall meet the following standards:

- a. All required spaces shall meet the standards in subsection (B.) above, and must be covered in one of the following ways: inside buildings, under roof overhangs or permanent awnings, in bicycle lockers, or within or under other structures.

Response: All long-term bicycle parking for Chateau Villebois will be provided in a lockable room that will meet the standards of subsection (B.) above.

- b. All spaces must be located in areas that are secure or monitored (e.g., visible to employees, monitored by security guards, or in public view).

Response: The bicycle room for Chateau Villebois will be secure and lockable.

- c. Spaces are not subject to the locational criterion of (B.)(5.).

Response: The long-term bicycle parking is located within the Chateau Villebois building.

(.05) Minimum Off-Street Loading Requirements:

Response: No loading areas are proposed for Chateau Villebois or the Carriage Homes.

SECTION 4.176. LANDSCAPING, SCREENING & BUFFERING

(.02) Landscaping and Screening Standards.

Response: As shown on the *Planting Plans*, open areas around the proposed buildings and parking spaces will be landscaped with a mixture of ground cover, perennials, grass, shrubs, and trees. Streets and public right-of-way improvements, including street trees, were reviewed at the PDP level.

(.03) Landscape Area.

Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.

Chateau Villebois Response: Approximately 21.7% (725 square feet) of the area of Lot 74 is landscaped as shown in the attached plans (see Section IIB).

Chateau Villebois Response: Approximately 10.5% (2,790 square feet) of the area of Lot 71 is landscaped. Table V-1 of the Wilsonville Development Code allows for a Maximum Lot Coverage of 100% for Multi-Family Dwellings in the Village Zone. This contradicts the required landscape area of 15% within the Village Zone listed above. This application is consistent with the open space requirements for SAP Central, as addressed earlier in this report. The adjacent pocket park on Tract 'R' will be easily accessible to the residents of the Carriage Homes and Chateau Villebois. Furthermore, previous development applications have been approved without meeting the 15% landscape area requirement. The intention of this requirement seems to be to ensure that Villebois residents will have sufficient space for recreation and that a balance is struck between the built and natural environments, which will be achieved with this development. Due to the intent of the Village Center to promote urban design through increased building massing and the consistency of this application with the approved open space amounts within SAP Central, a landscape area of 10.5% is proposed for Chateau Villebois.

(.04) Buffering and Screening.

Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

- A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.
- B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.

Response: The Villebois Village Master Plan shows that the subject area will be surrounded by similar high density development on adjacent lots in the future. The landscaping and alleys between the buildings proposed in this development and the future adjacent condominiums, Row Homes, apartments, and mixed-use buildings will provide a buffer between the multi-family developments and the single-family areas.

- C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.
- D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.
- E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.
- F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.

Response: All exterior, roof, and ground mounted equipment will be screened from ground level off-site views. The outdoor mixed solid waste and recycling storage area behind Chateau Villebois will be screened in accordance with applicable standards. The subject area does not include any loading areas, docks, truck parking or fences over 6 feet in height.

(.05) Sight-Obscuring Fence or Planting.

The use for which a sight-obscuring fence or planting is required shall not begin operation until the fence or planting is erected or in place and approved by the City. A temporary occupancy permit may be issued upon a posting of a bond or other security equal to one hundred ten percent (110%) of the cost of such fence or planting and its installation. (See Sections 4.400 to 4.470 for additional requirements.)

Response: No sight-obscuring fence or planting is required in the subject area.

(.06) Plant Materials.

- A. **Shrubs and Ground Cover.** All required ground cover plants and shrubs must be of sufficient size and number to meet these standards within three (3) years of planting. Non-horticultural plastic sheeting or other impermeable surface shall not be placed under mulch. Surface mulch or bark dust are to be fully raked into soil of appropriate depth, sufficient to control erosion, and are confined to areas around plantings. Areas exhibiting only surface mulch, compost or barkdust are not to be used as substitutes for plants areas.
 - 1. **Shrubs.** All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10” to 12” spread.

Response: As shown on the attached plans (see Section IIB) all shrubs will be equal to or better than 2-gallon size with a 10 to 12 inch spread. All shrubs will be well branched and typical of their type as described in current AAN standards.

2. Ground cover. Shall be equal to or better than the following depending on the type of plant materials used: Gallon containers spaced at 4 feet on center minimum, 4" pot spaced 2 feet on center minimum, 2-1/4" pots spaced at 18 inch on center minimum. No bare root planting shall be permitted. Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within three (3) years of planting. Where wildflower seeds are designated for use as a ground cover, the City may require annual re-seeding as necessary.

Response: As shown on the attached plans (see Section IIB) all ground covers will be at least 4" pots and spaced appropriately. These plants will be installed as required.

3. Turf or lawn in non-residential developments. Shall not be used to cover more than ten percent (10%) of the landscaped area, unless specifically approved based on a finding that, due to site conditions and availability of water, a larger percentage of turf or lawn area is appropriate. Use of lawn fertilizer shall be discouraged. Irrigation drainage runoff from lawns shall be retained within lawn areas.

Response: The subject area is a residential development; therefore this criterion does not apply.

4. Plant materials under trees or large shrubs. Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.

Response: As shown on the attached plans (see Section IIB) appropriate plant materials will be installed beneath the canopies of trees and large shrubs.

- B. Trees. All trees shall be well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards and shall be balled and burlapped. The trees shall be grouped as follows:

1. Primary trees which define, outline or enclose major spaces, such as Oak, Maple, Linden, and Seedless Ash, shall be a minimum of 2" caliper.
2. Secondary trees which define, outline or enclose interior areas, such as Columnar Red Maple, Flowering Pear, Flame Ash, and Honeylocust, shall be a minimum of 1-3/4" to 2" caliper.
3. Accent trees which, are used to add color, variation and accent to architectural features, such as Flowering Pear and Kousa Dogwood, shall be 1-3/4" minimum caliper.
4. Large conifer trees such as Douglas Fir or Deodar Cedar shall be installed at a minimum height of eight (8) feet.

5. **Medium-sized conifers such as Shore Pine, Western Red Cedar or Mountain Hemlock shall be installed at a minimum height of five to six (5 to 6) feet.**

Response: As shown on the attached plans (see Section IIB), proposed tree species has been selected from the Villebois Plant List in the Community Elements Book. All proposed trees meet the minimum 2” caliper code requirement. All proposed trees will be well-branched, typical of their type as described in current AAN, and balled and burlapped.

- C. **Where a proposed development includes buildings larger than twenty-four (24) feet in height or greater than 50,000 square feet in footprint area, the Development Review Board may require larger or more mature plant materials:**

1. **At maturity, proposed trees shall be at least one-half the height of the building to which they are closest, and building walls longer than 50 feet shall require tree groups located no more than fifty (50) feet on center, to break up the length and height of the façade.**
2. **Either fully branched deciduous or evergreen trees may be specified depending upon the desired results. Where solar access is to be preserved, only solar-friendly deciduous trees are to be used. Where year-round sight obscuring is the highest priority, evergreen trees are to be used.**
3. **The following standards are to be applied:**
 - a. **Deciduous trees:**
 - i. **Minimum height of ten (10) feet; and**
 - ii. **Minimum trunk diameter (caliper) of 2 inches (measured at four and one-half [4 1/2] feet above grade).**
 - b. **Evergreen trees: Minimum height of twelve (12) feet.**

Response: The Carriage Homes are 25’ 4” in maximum height and 1,881 square feet in footprint area. Thus, The Carriage homes do not meet the threshold for building footprint area, but do meet the threshold for building height. Chateau Villebois is 51’ in maximum height and 16,567 square feet in footprint area. Thus, Chateau Villebois does not meet the threshold for building footprint area, but does meet the threshold for building height.

The purpose of the above standard appears to be to break up the length and height of building façades. It should be noted that the architectural features of these buildings are designed to achieve this same affect. This is demonstrated with findings which address the VCAS in subsequent sections of this report. Additionally, there is limited space available between the buildings and adjacent sidewalks for the installation of large, mature plant materials. However, the attached planting plans illustrate that attractive and complementary plant materials will be installed in available yard areas and trees in compliance with the standards of Section 4.176 (.06)(B.), as characterized in the finding addressing said code section, will be

installed where feasible. In summary, it is not necessary for the DRB to enact Section 4.176(.06)(C.) as the desired result will be achieved by building the project consistent with the attached plans.

D. Street Trees.

Response: Review of streets and rights-of-way, including street trees, occurred at the PDP level. Street trees shown in the plans for this application are consistent with the approved PDP application. Compliance with the Street Tree Master Plan is demonstrated earlier in this report.

E. Types of Plant Species.

1. Existing landscaping or native vegetation may be used to meet these standards, if protected and maintained during the construction phase of the development and if the plant species do not include any that have been listed by the City as prohibited. The existing native and non-native vegetation to be incorporated into the landscaping shall be identified.

Response: As shown on the attached plans, there are 3 existing trees in the subject area to be retained, all of which are located on Tract 'R'. Additionally, there are existing trees outside of, but directly adjacent to the subject area, within the public way next to Lot 71. The existing trees will be protected and maintained during the construction phase and are incorporated into the landscaping as appropriate.

2. Selection of plant materials. Landscape materials shall be selected and sited to produce hardy and drought-tolerant landscaping. Selection shall be based on soil characteristics, maintenance requirements, exposure to sun and wind, slope and contours of the site, and compatibility with other vegetation that will remain on the site. Suggested species lists for street trees, shrubs and groundcovers shall be provided by the City of Wilsonville.

Response: All proposed landscaping materials are selected from the Villebois Plant List in the Community Elements Book. Specific materials were selected to best meet the site characteristics of the subject property.

3. Prohibited plant materials. The City may establish a list of plants that are prohibited in landscaped areas. Plants may be prohibited because they are potentially damaging to sidewalks, roads, underground utilities, drainage improvements, or foundations, or because they are known to be invasive to native vegetation.

Response: No plant materials listed as "Prohibited Plant Species" on the Villebois Plant List are included in the proposed landscaping.

F. Tree Credit.

Response: Tree credits are not applicable to this application.

- G. **Exceeding Standards.** Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.
- H. **Compliance with Standards.** The burden of proof is on the applicant to show that proposed landscaping materials will comply with the purposes and standards of this Section.

Response: The attached plans (see Section IIB) and this report demonstrate that the proposed landscaping complies with the standards of the Wilsonville Development Code and the Community Elements Book.

(.07) Installation and Maintenance.

- A. **Installation.** Plant materials shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) shall not be allowed to interfere with normal pedestrian or vehicular movement.
- B. **Maintenance.** Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by a City decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Plants that die are to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Failure to maintain landscaping as required in this Section shall constitute a violation of this Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result.
- C. **Irrigation.** The intent of this standard is to assure that plants will survive the critical establishment period when they are most vulnerable due to a lack of watering and also to assure that water is not wasted through unnecessary or inefficient irrigation. Approved irrigation system plans shall specify one of the following:
 - 1. A permanent, built-in, irrigation system with an automatic controller. Either a spray or drip irrigation system, or a combination of the two, may be specified.
 - 2. A permanent or temporary system designed by a landscape architect licensed to practice in the State of Oregon, sufficient to assure that the plants will become established and drought-tolerant.
 - 3. Other irrigation system specified by a licensed professional in the field of landscape architecture or irrigation system design.
 - 4. A temporary permit issued for a period of one year, after which an inspection shall be conducted to assure that the plants have become established. Any plants that have died, or that appear to the Planning Director to not be thriving, shall be appropriately replaced within one growing season. An inspection fee and a maintenance bond or other security

sufficient to cover all costs of replacing the plant materials shall be provided, to the satisfaction of the Community Development Director. Additionally, the applicant shall provide the City with a written license or easement to enter the property and cause any failing plant materials to be replaced.

Response: Plants will be installed and maintained properly. A permanent-built-in irrigation system with an automatic controller will be installed underground to irrigate the proposed landscaping. Additional details about the irrigation system will be provided with construction plans.

- D. **Protection.** All required landscape areas, including all trees and shrubs, shall be protected from potential damage by conflicting uses or activities including vehicle parking and the storage of materials.

Response: The attached planting plans demonstrate that all landscape areas will be protected from potential damage by vehicle travel along alleys and parking areas.

(.08) Landscaping on Corner Lots.

All landscaping on corner lots shall meet the vision clearance standards of Section 4.177. If high screening would ordinarily be required by this Code, low screening shall be substituted within vision clearance areas. Taller screening may be required outside of the vision clearance area to mitigate for the reduced height within it.

Response: All landscaping on corner lots will meet the vision clearance standards of Section 4.177.

(.09) Landscape Plans.

Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated. Landscape plans shall divide all landscape areas into the following categories based on projected water consumption for irrigation:

- A. **High water usage areas (+/- two (2) inches per week):** small convoluted lawns, lawns under existing trees, annual and perennial flower beds, and temperamental shrubs;
- B. **Moderate water usage areas (+/- one (1) inch per week):** large lawn areas, average water-using shrubs, and trees;
- C. **Low water usage areas (Less than one (1) inch per week, or gallons per hour):** seeded fieldgrass, swales, native plantings, drought-tolerant shrubs, and ornamental grasses or drip irrigated areas.
- D. **Interim or unique water usage areas:** areas with temporary seeding, aquatic plants, erosion control areas, areas with

temporary irrigation systems, and areas with special water-saving features or water harvesting irrigation capabilities.

These categories shall be noted in general on the plan and on the plant material list.

Response: The attached plans include the required information listed in Section 4.176(.09).

(.10) Completion of Landscaping.

The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review.

Response: The applicant does not anticipate deferring the installation of plant materials. Should it be necessary to defer installation of plant materials, the applicant will apply for a temporary permit. The applicant understands that no final Certificate of Occupancy will be granted until an adequate bond or other security is posted for completion of the landscaping, and the City will be given authorization to enter the property.

(.11) Street Trees Not Typically Part of Site Landscaping.

Street trees are not subject to the requirements of this Section and are not counted toward the required standards of this Section. Except, however, that the Development Review Board may, by granting a waiver or variance, allow for special landscaping within the right-of-way to compensate for a lack of appropriate on-site locations for landscaping. See subsection (.06), above, regarding street trees.

Response: Street trees are not counted toward the required standards of this Section.

(.12) Mitigation and Restoration Plantings.

Response: A Tree Mitigation Plan was included in the PDP 2 - Central application. This application is consistent with the PDP application. No trees are proposed to be removed with this application.

SECTION 4.177. STREET IMPROVEMENT STANDARDS.

(.01) Except as specifically approved by the Development Review Board, all street and access improvements shall conform to the Street System Master Plan, together with the following standards:

H. Access drives and lanes.

1. An access drive to any proposed development shall be designed to provide a clear travel lane free from any

- obstructions. A minimum additional width of eight feet shall be provided on each side where parking is allowed.
2. Access travel lanes shall be constructed with a hard surface capable of carrying a 23-ton load. Improvement width shall be:
 - a. 12 feet for one-way traffic
 - b. 20 feet for two-way traffic.
 3. Secondary or emergency access lanes may be improved to a minimum of 12 feet with a gravel or better all-weather surface as approved by the Fire District. All fire lanes shall be dedicated easements.
 4. Minimum access requirements shall be adjusted commensurate with the intended function of the site based on vehicles types and traffic generation.

Response: All proposed buildings and their associated parking areas are accessible from the private alleys as shown on the attached plans. The alleys are located in tracts platted and constructed with Phase 2. The alleys are 20 feet wide to accommodate 2-way traffic. Additionally, Chateau Villebois includes a 20 foot wide accessway for the parking garage associated with the building.

- I. Corner or clear vision area.
 1. A clear vision area shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. No structures, plantings, or other obstructions that would impede visibility between the height of 3- inches and 10 feet shall be allowed within said area. Measurements shall be made from the top of the curb, or, when there is no curb, from the established street center line grade. However, the following items shall be exempt:
 - a. Light and utility poles with a diameter less than 12 inches.
 - b. An existing tree, trimmed to the trunk, 10 feet above the curb.
 - c. Official warning or street sign.
 - d. Natural contours where the natural elevations are such that there can be no cross-visibility at the intersection and necessary excavation would result in an unreasonable hardship on the property owner or deteriorate the quality of the site.

Response: The buildings in the subject area have been located so as not to obscure the vision clearance area of street intersections and street/driveway intersections. Landscaping of corner lots will be less than 30 inches in height to assure that visibility is not blocked.

SECTION 4.178. SIDEWALK AND PATHWAY STANDARDS.

(.01) Sidewalks. All sidewalks shall be concrete and a minimum of five (5) feet in width, except where the walk is adjacent to commercial storefronts. In such cases, they shall be increased to a minimum of ten (10) feet in width.

Response: All sidewalks and pathways in the subject area are at least 5 feet in width and concrete.

(.03) Pavement surface.

- A. All bike paths shall be paved with asphalt to provide a smooth riding surface. Where pathways are adjacent to and accessible from improved public streets, the Public Works Director may require a concrete surface. At a minimum the current AASHTO "Guide for the Development of Bicycle Facilities" and the State "Oregon Bicycle Plan" shall be used to design all bicycle facilities within the City of Wilsonville. Any deviation from the AASHTO, ODOT, and City standards will require approval from the City Engineer prior to implementation of the design.
- B. To increase safety, all street crossings shall be marked and should be designed with a change of pavement such as brick or exposed aggregate. All arterial crossings should be signalized.
- C. All pathways shall be clearly posted with standard bikeway signs.
- D. Pedestrian and equestrian trails may have a gravel or sawdust surface if not intended for all weather use.

Response: There are no bicycle pathways in this subject area. Details about sidewalks in the public right-of-way were addressed in the approved PDP application.

(.06) Pathway Clearance.

- A. Vertical clearance of at least 8 feet 6 inches shall be maintained above the surface of all pathways. The clearance above equestrian trails shall be a minimum of ten feet.
- B. All landscaping, signs and other potential obstructions shall be set back at least (1) foot from the edge of the pathway surface. No exposed rock should be permitted within two (2) feet of the path pavement and all exposed earth within two (2) feet of the pavement shall be planted with grass, sod or covered with 2" of barkdust.

Response: As shown on the attached plans, all potential obstructions are at least one foot from the edge of the pathway surfaces, and vertical clearance will be maintained.

SECTION 4.179. MIXED SOLID WASTE AND RECYCLABLES STORAGE IN NEW MULTI-UNIT RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.

(.01) All site plans for multi-unit residential and non-residential buildings submitted to the Wilsonville Development Review Board for approval shall

include adequate storage space for mixed solid waste and source separated recyclables.

- (.02) The floor area of an interior or exterior storage area shall be excluded from the calculation of building floor area for purposes of determining minimum storage requirements.
- (.03) The storage area requirement shall be based on the predominant use(s) of the building. If a building has more than one of the uses listed herein and that use occupies 20 percent or less of the floor area of the building, the floor area occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one of the uses listed herein and that use occupies more than 20 percent of the floor area of the building, then the storage area requirement for the whole building shall be the sum of the requirement for the area of each use.
- (.04) Storage areas for multiple uses on a single site may be combined and shared.
- (.05) The specific requirements are based on an assumed storage height of four feet for solid waste/recyclables. Vertical storage higher than four feet but no higher than seven feet may be used to accommodate the same volume of storage in a reduced floor space. Where vertical or stacked storage is proposed, the site plan shall include drawings to illustrate the layout of the storage area and dimensions for the containers.

Response: A space for mixed solid waste and source separated recyclables is provided behind Chateau Villebois next to the associated off-street parking.

(.06) The specific requirements for storage area are as follows:

- A. Multi-unit residential buildings containing five-ten units shall provide a minimum storage area of 50 square feet. Buildings containing more than ten residential units shall provide an additional five square feet per unit for each unit above ten.

Response: This standard applies to Chateau Villebois. The building is required to provide 195 square feet of storage area ($50 + (5 \times 39) = 245$). The enclosure for garbage and recycling behind the building is 14'-8" x 20'-0", for 293 square feet total. This exceeds the required amount.

(.07) The applicant shall work with the City's franchised garbage hauler to ensure that site plans provide adequate access for the hauler's equipment and that storage area is adequate for the anticipated volumes, level of service and any other special circumstances which may result in the storage area exceeding its capacity. The hauler shall notify the City by letter of their review of site plans and make recommendations for changes in those plans pursuant to the other provisions of this section.

Response: The applicant has coordinated with Republic Services, the franchise garbage hauler, to ensure that access to the Carriage Homes and Chateau Villebois is sufficient in order to service these units.

(.08) Existing multi-unit residential and non-residential developments wishing to retrofit their structures to include storage areas for mixed solid waste

and recycling may have their site plans reviewed and approved through the Class I Administrative Review process, according to the provisions of Section 4.035. Site plans for retrofitting existing developments must conform to all requirements of this Section, “Mixed Solid Waste and Recyclables Storage In New Multi-Unit Residential and Non-Residential Buildings,” and 4.430, “Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas,” of the Wilsonville City Code.

Response: This application does not include any existing developments; therefore, this criterion does not apply.

SECTION 4.196 VARIANCES

(.01) Where difficulties exist rendering compliance with Chapter 4 impractical and such compliance would create unnecessary hardship to the owner or user of land or buildings, the Development Review Board may grant a variance from the provisions of this Code after the prescribed public hearing as set forth in Section 4.013, and after an investigation; provided all of the following conditions exist:

Setback Variance Response: The Applicant requests approval of a variance to the front yard setback for Chateau Villebois. Table V-1 states that *multi-family dwellings* in the Village Center are to have a minimum front yard setback of 5’ and notes that “porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.”

Chateau Villebois is proposed on Lot 71 of “Villebois Village Center No. 2”, which fronts on the south side of Barber Street. Directly southeast of Lot 71 on the same block is Lot 73 of “Villebois Village Center No. 2”, also fronting on the south side of Barber Street. These lots are only separated by a 15’ wide pedestrian tract at Barber Street. The *Villebois Village Master Plan, SAP-Central and PDP 2C* all call for a *mixed use building* to be located on Lot 73. Table V-1 states that *mixed-use buildings* in the Village Center are to have a minimum front yard setback of zero. This *mixed use building* will have a zero front yard setback. Locating the proposed *multi-family dwellings* at a front setback similar to the adjacent mixed use building will allow this block to achieve a consistent urban design along Barber Street. Barber Street in the Village Center is intended to be an urban environment with buildings located close to the Public Way. The Applicant proposes to site Chateau Villebois buildings at 1.5’ from the Public Way at the closest point. It should be noted, that there is no Public Utility Easement on the subject side of Barber Street.

The southeastern portion of Lot 71 is bordered by Tract ‘R’ to the south, which was created to preserve three existing trees, and three existing trees to the north within a planter strip in the Public Way of Barber Street. Chateau Villebois buildings must be sited as proposed to maintain preservation of these existing trees. Thus, the Applicant requests approval of the requested variance to the front yard setback in order to achieve consistency in the urban design of the subject block frontage on Barber Street and to preserve the adjacent existing trees.

Height Variance Response: The Applicant requests approval of a variance to the height for Chateau Villebois. Table V-1 states that *multi-family dwellings* in the Village Center are to have a maximum height of 45’.

Chateau Villebois consists of one building with an increase in height from west to east. The proposed building is 51’ in the east segment and 42’ in the west segment, respectively. This increase in height from west to east is appropriate considering the transition in height to the east across Tract ‘R’ where mixed use buildings will be located and a maximum building height of 60’ is allowed. An increase in the allowable building height will allow Chateau Villebois to feature a roof garden on top of the center segment of the building.

Challenges with parking requirements and size/shape of the lot have contributed to the proposed height of the building. To provide for required on-site parking, a parking garage that is partially underground is proposed, and space behind the building will be dedicated to parking spaces. The parking garage contributes to the building height, as it will be built partially above ground level for ventilation. Furthermore, Lot 71 is relatively small and rectangular in shape, subject to topographic constraints resulting from surrounding built streets, alleys, and buildings and preserved trees. In order to achieve the anticipated urban density and design, a portion of the building will exceed the maximum building height for a multi-family dwelling, but will be shorter than the future adjacent mixed use building. This serves to provide a transition that is consistent with the design intent of the Village Center to increase massing toward the Piazza (center of the Village Center).

- A. The difficulty would apply to the particular land or building regardless of the owner.**

Setback Variance Response: The difficulty faced in preserving existing trees identified on many levels of review for preservation and in holding to the urban design principles on which the project is based would apply to Lot 71 regardless of who owned the land.

Height Variance Response: The difficulty faced in constructing a building less than 45’ in height while providing for parking and density requirements would apply to Lot 71 regardless of who owned the land.

- B. The request for a variance is not the result of an illegal act on the part of the applicant or the applicant’s agent.**

Setback Variance Response: The requested variance is not the result of an illegal act on the part of the applicant or the applicant’s agent. The variance is requested to achieve design continuity along the subject block’s Barber Street frontage and preserve existing trees on two sides of the proposed building.

Height Variance Response: The requested variance is not the result of an illegal act on the part of the applicant or the applicant’s agent. The variance is requested to achieve design continuity along the subject block’s Barber Street frontage and achieve parking and density goals.

- C. The plight of the owner is due to unique circumstances, such as lot size or shape, topography, and size or shape of building, which are not typical of the general conditions of the surrounding area.**

Setback Variance Response: As described above, the plight of the owner is due to unique circumstances relating to the shape of the property that was designed

to preserve existing adjacent trees. This is not typical of the general conditions of the surrounding area.

Height Variance Response: As described above, the plight of the owner is due to unique circumstances relating to the size, shape, and topography of the property that was designed to preserve existing adjacent trees. This is not typical of the general conditions of the surrounding area.

- D. The practical difficulty or unnecessary hardship asserted as a ground for a variance must relate to the premises for which the variance is sought and not to other premises or personal conditions of the applicant.**

Setback Variance Response: The basis for the requested variance for the Chateau Villebois building, which is located on Lot 71, relates to the premises for which the variance is sought, which is Lot 71. It does not relate to other premises or to personal conditions of the applicant.

Height Variance Response: The basis for the requested variance for the Chateau Villebois building, which is located on Lot 71, relates to the premises for which the variance is sought, which is Lot 71. It does not relate to other premises or to personal conditions of the applicant.

- E. The variance does not allow the property to be used for purposes not authorized within the zone involved.**

Setback Variance Response: The requested variance would allow Chateau Villebois to be sited at less than the standard 5' front setback. Chateau Villebois is a multi-family residential building, which is permitted outright in the Village Zone. Thus, the requested variance does not allow the property to be used for a purpose not authorized within the Village Zone.

Height Variance Response: The requested variance would allow Chateau Villebois to be built higher than the maximum 45' height. Chateau Villebois is a multi-family residential building, which is permitted outright in the Village Zone. Thus, the requested variance does not allow the property to be used for a purpose not authorized within the Village Zone.

- F. The variance is the minimum necessary to relieve the hardship.**

Setback Variance Response: The constraints of the lot and the required parking make the requested 1.5' setback for Chateau Villebois the minimum necessary to relieve the hardship. The width of the lot is approximately 104'. The landscape area on the southwest side of Chateau Villebois is 2' in width and necessary to provide screening for the parking area. The compact parking spots behind the building are 16' long, the minimum necessary length to accommodate each parking spot and bumper guard. The accessway for the parking area behind Chateau Villebois is 18' in width, the minimum necessary to accommodate a single row of parking and ensure proper functionality. The landscape area between the building and the parking area is 4' in width, and is necessary to meet the required landscape area and parking landscape area. The walls of the building itself are 1' thick on each side. The standard parking spaces within the parking garage are 18' in length, the minimum necessary to ensure proper maneuvering and functionality. The accessway inside the parking garage is approximately 24.5' in width, and is the minimum necessary to ensure sufficient functionality of the two rows of parking.

When added together (2' landscape area + 16' compact parking spaces + 18' accessway + 4' landscape area + 1' building wall + 18' standard parking spaces + 24.5" accessway + 18' standard parking spaces + 1' building wall) the minimum necessary width of Chateau Villebois building, parking, and landscaping is 102.5', leaving 1.5' (104' - 102.5' = 1.5') for the front building setback.

Height Variance Response: The proposed variance to allow Chateau Villebois to be 51' in height for the east segment of the building is the minimum necessary to accommodate the 4 floors of dwelling units and the partially underground parking garage. Each of the four floors which include dwelling units, measured from ceiling to ceiling is approximately 10.2' in height. This adds up to approximately 41' in height. The parking garage encroaches above ground approximately 8', the minimum necessary to provide a 10' clearance for cars and ventilation for the garage. The parapet for the roof adds an additional 2' in height. This gives us a total of 51' (41' + 8' + 2') in height for the east segment of the building, 6' more than the allowed height of 45' (51' - 45' = 6'). This is the minimum necessary height to accommodate all parking and dwelling units for the building.

G. Where the variance is sought to allow development within a flood zone, the following additional standards shall apply:

Setback Variance Response: The subject site is not within a flood zone. Therefore, the requested variance is not sought to allow development within a flood zone.

Height Variance Response: The subject site is not within a flood zone. Therefore, the requested variance is not sought to allow development within a flood zone.

SITE DESIGN REVIEW

SECTION 4.400. PURPOSE.

(.01) Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.

Response: The attached architectural drawings demonstrate that the proposed buildings will have variety in design, and add aesthetic interest through architectural details. The proposed buildings are designed in compliance with the standards for the rest of Villebois, so the entire development will have a cohesive, harmonious appearance, creating a desirable place of residence and adding to the overall quality of life in the City.

(.02) The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:

- A. Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment.**

Response: The architecture of the proposed development in the subject area has been designed to ensure proper functioning of the site and to maintain an aesthetically pleasing environment. Alley access to the garage and the off-street parking spaces and the landscaping surrounding the buildings will add to the quality of the environment as well as the functioning of the site.

- B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;**

Response: The application shows that the proposed buildings include innovative architecture. The site will include landscaping and architectural details as shown on the plans, which will enhance the visual environment of the site. Pedestrian connections to sidewalks, trails, and parks will be provided to enhance the site's connectivity to surrounding amenities.

- C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;**

Response: The subject area will include landscaping around the buildings as shown on the attached plans and architectural drawings. Landscaping will consist of an appropriate mixture of ground cover, shrubs, and trees selected from the Villebois Plant List to create a harmonious appearance throughout the larger Villebois development. The attached building elevations also illustrate the architectural details which will create an interesting and aesthetically appealing development.

- D. Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;**

Response: The landscape areas around the proposed buildings will incorporate landscaping that makes sense for a Pacific Northwest community, while matching the City's natural beauty and visual character.

- E. Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;**

Response: The landscape areas, the proximity and pedestrian connections to recreational amenities, and the architectural details of the proposed buildings in the subject area will help to maintain the appeal of Villebois as a unique and attractive community in which to live, work, and recreate. Residents of Villebois will stimulate the local economy by opening new businesses and thus creating jobs and by spending money in existing businesses.

- F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;**

Response: The proximity to neighborhood amenities and the landscaping throughout the subject area will work to maintain property values in this new community.

- G. **Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.**

Response: The process used to plan for Villebois incorporates a tiered system that originates at the Villebois Village Master Plan. The Master Plan shows how facilities, including parks and open space, are distributed and available to residents throughout Villebois.

Figure 5 - Parks & Open Space Plan of the Master Plan shows that approximately 32% of Villebois will be in parks and open space. Overall, the SAP - Central area, will contain approximately 4.51 acres of parks. Phase 1 Central will contain parks and open space consistent with SAP - Central as demonstrated in the Preliminary Development Plan. This application is consistent with the PDP, SAP - Central, and the Villebois Village Master Plan, and therefore, complies with this criterion.

- H. **Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior -- particularly crime;**

Response: The Villebois Village Master Plan shows that the community will include a variety of housing options (living) and the Village Center will contain places for employment (working). This application shows a living environment in Phase 2 Central that is enhanced by proximity to parks and open space areas. Residents who will surround the parks and open space areas will provide on-going surveillance and control.

- I. **Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;**

Response: The design of the Villebois Village has been created to develop a community that is truly unique. The City and Villebois Master Planner/applicant are working in partnership with nearby residents, property owners, and local and regional governments to create a complete, livable, pedestrian-oriented community that will be an asset to the City of Wilsonville and Portland region. This partnership has generated citizen participation in the project and the unique design shall foster civic pride and community spirit amongst the residents of Villebois.

- J. **Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.**

Response: The design of the Villebois Village revolves around three guiding principles: connectivity, diversity, and sustainability. These principles are intended to sustain the comfort, health, tranquility, and contentment of Villebois residents, while also promoting and protecting the peace, health and welfare of the City. *Connectivity* refers to creating connections between Villebois neighborhoods and between Villebois and other parts of the City and region for multiple modes of transportation. *Diversity* includes multiple choices of housing styles, housing affordability, recreation, employment, goods and services, and infrastructure for transportation. *Sustainability* involves the protection of natural resources and open space, energy conservation, and storm and rainwater management.

SECTION 4.421. CRITERIA AND APPLICATION OF DESIGN STANDARDS.

(.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)

- A. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Response: As shown in the attached plans, proposed plant materials are drawn from the Villebois Plant List, which includes native species, to ensure consistency of general appearance within the Villebois community.

- B. **Relation of Proposed Buildings to Environment.** Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.

Response: Chapter 3 of The Villebois Village Master Plan takes into account scenic views, topography, existing vegetation, and other natural features in the design and location of parks and open spaces in the Villebois development. The subject area does not include any steep slopes, sensitive wildlife habitat areas or master planned parks and open space areas. There are 6 existing trees in this subject area. Trees #476, #477, and #478 on Tract 'R' are all moderate trees shown to be retained within the pocket park on Tract 'R'. Trees # 464, # 465, and #466 are trees within the right of way strip on Barber Street shown to be retained.

- C. **Drives, Parking and Circulation.** With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.

Carriage Homes Response: The Carriage Homes will include off-street parking spaces on the property and adjacent to the homes. Residents will have direct access to the sidewalks on the adjacent streets to provide connectivity to nearby parks, open space, and other amenities.

Chateau Villebois Response: As shown in the attached plans, Chateau Villebois will be accessible from private alleys behind the buildings. All off-street parking for Chateau Villebois will be provided in the underground parking garage and individual off-street spaces to enhance the pedestrian-oriented streetscape and not to detract from the design of the proposed buildings and the neighboring properties.

- D. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.

Response: The attached plans show the storm drainage system for the subject area. This system has been carefully designed so as not to adversely affect neighboring properties.

- E. **Utility Service.** Any utility installations above ground shall be located so as to have an harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.

Response: All utility lines will be installed underground. The attached plans indicate how sanitary and storm sewage disposal for the proposed buildings will be handled.

- F. **Advertising Features.** In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

Response: No advertising features are proposed in this application. All signage associated with the proposed buildings will meet the standards adopted in the Master Signage and Wayfinding Plan.

- G. **Special Features.** Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous

with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.

Response: This application does not propose any exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures or other accessory areas and structures. Compliance with Section 4.176 is addressed earlier in this report.

(.02) The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.

Response: No accessory buildings or structures are proposed. All signage associated with the proposed buildings will comply with the Master Signage and Wayfinding Plan.

(.03) The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.

Response: Compliance with the purpose of Section 4.400 has been addressed earlier in this report.

SECTION 4.430. LOCATION, DESIGN AND ACCESS STANDARDS FOR MIXED SOLID WASTE AND RECYCLING AREAS

(.01) The following locations, design and access standards for mixed solid waste and recycling storage areas shall be applicable to the requirements of Section 4.179 of the Wilsonville City Code.

Response: Compliance with Section 4.179 is documented earlier in this report.

(.02) Location Standards:

- A. To encourage its use, the storage area for source separated recyclables shall be co-located with the storage area for residual mixed solid waste.

Carriage Homes Response: Storage of mixed waste and recycling will be provided in the two-car garages associated with each unit.

Chateau Villebois Response: A space for mixed solid waste and source separated recyclables is provided, and is co-located, behind the building next to the associated off-street parking.

- B. Indoor and outdoor storage areas shall comply with Uniform Building and Fire Code requirements.

Carriage Homes Response: All storage provided in each unit will meet the requirements of the Uniform Building and Fire Code.

Chateau Villebois Response: The storage provided within the parking garage and outside the building will meet the requirements of the Uniform Building and Fire Code.

- C. Storage area space requirements can be satisfied with a single location or multiple locations and can combine with both interior and exterior locations.

Carriage Homes Response: Storage of mixed waste and recycling will be provided in the two-car parking garages associated with each unit.

Chateau Villebois Response: Storage area space requirements are satisfied as shown on the floor plans. A CMU wall will screen the storage area from public view.

- D. Exterior storage areas can be located within interior side yard or rear yard areas. Minimum setback shall be three (3) feet. Exterior storage areas shall not be located within a required front yard setback, including double frontage lots.
- E. Exterior storage areas shall be located in central and visible locations on a site to enhance security for users.
- F. Exterior storage areas can be located in a parking area if the proposed use provides at least the minimum number of parking spaces required for the use after deducting the area used for storage. Storage areas shall be appropriately screened according to the provisions of Section 4.430 (.03), below.

Carriage Homes Response: No exterior storage areas are proposed.

Chateau Villebois Response: A space for mixed solid waste and source separated recyclables is provided behind the building next to the associated off-street parking. This area will be available for all residents of Chateau Villebois and will be screened on all sides in accordance with the provisions of Section 4.430 (.03).

- G. The storage area shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on the site or on public streets adjacent to the site.

Carriage Homes Response: The Carriage Homes will be accessed by collection vehicles from the adjacent alley.

Chateau Villebois Response: The storage areas for Chateau Villebois are sited and designed so that they will not obstruct pedestrian or vehicle traffic movement on the site or on public streets adjacent to the site. On collection days, management will arrange to have all trash rolled out to the street by an employee for pickup. The trash will be rolled to a parking spot on the street which will be signed to prevent parking on collection days.

(.03) Design Standards.

- A. The dimensions of the storage area shall accommodate containers consistent with current methods of local collection.
- B. Storage containers shall meet Uniform Fire Code standards and be made of or covered with waterproof materials or situated in a covered area.
- C. Exterior storage areas shall be enclosed by a sight obscuring fence, wall or hedge at least six (6) feet in height. Gate openings for

haulers shall be a minimum of ten (10) feet wide and shall be capable of being secured in a closed or open position. In no case shall exterior storage areas be located in conflict with the vision clearance requirements of Section 4.177.

- D. Storage area(s) and containers shall be clearly labeled to indicate the type of materials accepted.

Carriage Homes Response: No storage areas are proposed. Storage of individual solid waste and recycling containers will be provided in the two-car garages associated with each unit.

Chateau Villebois Response: The proposed storage spaces will be provided in compliance with the above Design Standards. The dimensions of the storage areas will accommodate containers consistent with the standards of Republic Services. The storage containers will meet Uniform Fire Code standards and be made of waterproof materials or situated in a covered area. The exterior storage area will be enclosed by a sight obscuring wall at least 6 feet in height. The exterior storage area will be sited in conformance with the vision clearance requirements of Section 4.177.

(.04) Access Standards.

- A. Access to storage areas can be limited for security reasons. However, the storage area shall be accessible to users at convenient times of the day and to collect service personnel on the day and approximate time they are scheduled to provide collection service.
- B. Storage areas shall be designed to be easily accessible to collection trucks and equipment, considering paving, grade and vehicle access. A minimum of ten (10) feet horizontal clearance and eight feet of vertical clearance is required if the storage area is covered.
- C. Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion.

Carriage Homes Response: No storage areas are proposed. Storage of individual solid waste and recycling containers will be provided in the individual two-car garages associated with each unit. Residents will be able to put their solid waste and recycling containers outside of their units for collection on the appropriate days. The hauler will have access to pick up materials via the private alleys behind each of the condominium units.

Chateau Villebois Response: Space for mixed solid waste and source separated recyclables is provided behind the building next to the associated off-street parking. To accommodate concerns of Republic Services expressed through prior conversations, containers will be transported to a designated parking space along Costa Circle West on collection day. The storage areas will be easily accessible considering paving, grade and vehicle access, and a minimum of 10 feet of horizontal clearance and 8' of vertical clearance will be provided. The collection

program is intended to prevent collection vehicles from being required to back out of a driveway onto a public street.

SECTION 4.440. PROCEDURE.

(.01) Submission of Documents.

A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:

- A. A site plan, drawn to scale, showing the proposed layout of all structures and other improvements including, where appropriate, driveways, pedestrian walks, landscaped areas, fences, walls, off-street parking and loading areas, and railroad tracks. The site plan shall indicate the location of entrances and exits and direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles. The site plan shall indicate how utility service and drainage are to be provided.
- B. A Landscape Plan, drawn to scale, showing the location and design of landscaped areas, the variety and sizes of trees and plant materials to be planted on the site, the location and design of landscaped areas, the varieties, by scientific and common name, and sizes of trees and plant materials to be retained or planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials. An inventory, drawn at the same scale as the Site Plan, of existing trees of 4" caliper or more is required. However, when large areas of trees are proposed to be retained undisturbed, only a survey identifying the location and size of all perimeter trees in the mass in necessary.
- C. Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction. Floor plans shall also be provided in sufficient detail to permit computation of yard requirements based on the relationship of indoor versus outdoor living area, and to evaluate the floor plan's effect on the exterior design of the building through the placement and configuration of windows and doors.
- D. A Color Board displaying specifications as to type, color, and texture of exterior surfaces of proposed structures. Also, a phased development schedule if the development is constructed in stages.
- E. A sign plan, drawn to scale, showing the location, size, design, material, color and methods of illumination of all exterior signs.
- F. The required application fee.

Carriage Homes Response: The attached plans included in Section IIB and architectural drawings included in Section IID demonstrate that the requirements of Section 4.440 (.01) are met. A copy of the application fee submitted is included in

Section IB of this notebook. A color board is included with this application in Section IID.

Chateau Villebois Response: The attached plans included in Section IIB and architectural drawings included in Section IIC demonstrate that the requirements of Section 4.440 (.01) are met. A copy of the application fee submitted is included in Section IB of this notebook. A color board is included with this application in Section IIC.

SECTION 4.450. INSTALLATION OF LANDSCAPING.

(.01) All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant.

Response: The applicant understands that they must provide a security to guarantee installation of the proposed landscaping.

(.02) Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.

Response: The applicant understands that changes to the landscape plan included in this application cannot be made without official action of the Planning Director or the Development Review Board.

(.03) All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.

Response: The applicant understands that they are responsible for the ongoing maintenance of the proposed landscaping.

(.04) If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove

landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010.

Response: This application does not include any existing development; therefore this criterion does not apply.

II. VILLAGE CENTER ARCHITECTURAL STANDARDS

STANDARDS APPLYING TO ALL BUILDINGS

Building Height and Roof Form

Intent: Strengthen the perception of streets and open spaces as public rooms by establishing a consistency of façade heights and roof forms.

Required Standards:

1. **Maximum Building Height shall be as required by Table V-1: Development Standards (Village Zone).**

Carriage Homes Response: For the Carriage Homes, maximum building height as measured from finished grade to midpoint of highest pitched roof is 22'-6" which is below the maximum of 45'-0".

Chateau Villebois Response: Chateau Villebois increases in height from west to east. The west side of the building has a height of 42', and the east side of the building has a height of 51'. The varying heights are shown on the attached architectural drawings (see Section IIC). A request for a variance for height is part of this application (see page 48).

2. **See Address for other height limitations, such as number of stories or Average Façade Height.**

Response: N/A. These buildings are located outside an Address Overlay Zone.

3. **Building Height measurement is defined in Section 4.001 Definitions (Village Zone).**

Carriage Homes Response: For the Carriage Homes, maximum building height was measured from finished grade to midpoint of highest pitched roof per the definition of building or structure height.

Chateau Villebois Response: Maximum building height was measured from the average elevation of the finished ground to the highest point of the coping of the roof for each elevation and is shown on the attached architectural drawings (see Section IIC).

4. **Rooftop equipment shall be screened from view of taller buildings, whether existing or future, to the extent feasible.**

Response: Rooftop equipment is not proposed for either the Carriage Homes or Chateau Villebois.

5. **At least two roof gardens within SAP Central shall be provided where appropriate to desired roof form (i.e. flat roofs)**

Response: A roof terrace is included on the center portion of Chateau Villebois, which has a flat roof. The roof terrace will be 750 square feet with surrounding walls 9' at maximum height and is open to the sky. The roof terrace will include seating in a plaza/terrace like setting with planters, a metal trellis, stone flooring, and lighting, and may include a barbecue. The roof terrace will be for use of Chateau Villebois residents.

Optional:

- Buildings are encouraged to approach the maximum allowable height or number of stories.
- Building design should minimize the impact of shading of public and private outdoor areas from mid-morning and mid-afternoon hours.

Carriage Homes Response: Due to their small size, the Carriage Homes do not approach the maximum height allowed. Buildings located at the ends of the alley are set back from the sidewalk to prevent excessive shadowing of the public walkway.

Chateau Villebois Response: A portion of the Chateau Villebois building is proposed to exceed the maximum building height allowed in this zone. Due to site constraints, shading impacts along Barber Street are unavoidable. However, the building design minimizes the impact of shading of public and private outdoor areas during midday hours through use of windows and balconies and variation in building height.

Horizontal Façade Articulation

Intent: Reduce the apparent bulk of large buildings by breaking them down into smaller components. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

Required Standards:

1. Horizontal articulation: Horizontal facades shall be articulated into smaller units. Appropriate methods of horizontal façade articulation include two or more of the following elements: change of facade materials, change of color, facade planes that are vertical in proportion, bays and recesses, breaks in roof elevation, or other methods as approved. (See individual Address for allowed and encouraged methods of horizontal articulation.)

Carriage Homes Response: The Carriage Homes buildings use a combination of a continuous horizontal trim band at the second floor line, repetitive window elements, and a color/material change between the lower level and the upper level to enhance the horizontal articulation.

Chateau Villebois Response: The Chateau Villebois building façades use a variety of elements to break down the apparent mass of the building by featuring a number of materials including brick veneer, natural stone veneer, and porcelain tile. Changes in colors, projections and recesses, and breaks in the roof elevation also add to the articulation of the façade.

2. Building facades should incorporate design features such as offsets, projections, reveals, and/or similar elements to preclude large expanses of uninterrupted building surfaces.

Carriage Homes Response: The Carriage Homes have been designed to minimize large expanses of uninterrupted surfaces. The front elevation, which faces the parking area, has been designed with an overhang over the garage doors and a bay projects out even further to break up the massing. A similar approach was used on the stair side elevations. The other elevations use material change and trim bands to reduce the uninterrupted build surfaces.

Chateau Villebois Response: Chateau Villebois building façades incorporate offsets, projections, and reveals to avoid large expanses of uninterrupted building surfaces. Varied materials and colors, window trim and trim bands in contrasting colors, and balcony railings reduce the mass of the building to human scale.

Optional:

- Articulation should extend to the roof. The purpose is not to create a regular rigid solution but rather to break up the mass in creative ways.

Carriage Homes Response: The Carriage Home roof plan is not a simple box, instead it has several projections which give the roof line interest. The roof vent design also incorporates decorative metal dormer vents.

Chateau Villebois Response: The Chateau Villebois roof plans incorporate multiple horizontal and vertical projections that articulate the roof massing.

Vertical Façade Articulation for All Mixed Use Buildings

Intent: Establish a distinct vertical façade separation consistent with historic village centers. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

Required Standards:

1. Vertical mixed-use buildings shall express a division between base and top. At least two of the following methods of horizontal articulation shall be incorporated:
 - a) Change of material;
 - b) Change of color, texture, or pattern of similar materials;
 - c) Change of structural expression (for example, pilasters with storefronts spanning between at the base and punched openings above);
 - d) Belt course or signage band; and/or
 - e) Line of canopies and/or awnings. To meet this strategy, canopies or awnings shall project at least 4 feet and cover at least 70% of the façade length.

Response: N/A. None of the proposed buildings are mixed use buildings.

2. When used, an arcade alone is sufficient to meet the requirement of differentiation of a building's base. An arcade may be attached or

recessed and shall be sufficient in depth and height so as to be used as a passageway.

Response: N/A. None of the proposed buildings are mixed use buildings.

Optional:

- The division between base and top should occur at or near the floor level of programmatic division. Example: a building with one story of retail, one story of office, and two stories of residential would have a two-story base.
- Storefront design should be substantially different from the residential window detailing.
- Differentiation of a building's base should extend to building's corners but may vary in height. If building is at a corner, all facades must meet the requirement. The purpose is not to create a regular rigid solution but rather to break up the mass in creative ways.
- Base design should incorporate design features such as recessed entries, shielded lighting, projecting signage, masonry storefront base, and/or similar elements to preclude long expanses of undistinguished ground level uses.

Response: N/A. None of the proposed buildings are mixed use buildings.

Exterior Building Materials and Color

Intent: Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

Required Standards:

1. When multiple materials are used on a façade, visually heavier and more massive materials shall occur at the building base, with lighter materials above the base. A second story, for example, shall not appear heavier or demonstrate greater mass than the portion of the building supporting it. Generally, masonry products and concrete are considered "heavier" than other façade materials.

Carriage Homes Response: Stucco has been used on the first floor of the buildings and horizontal lap siding is used above. The heavier looking material is used as a base.

Chateau Villebois Response: Brick veneer, natural stone veneer, and porcelain tile are used on the building at the garage and first floor level. These levels feature darker earth tones such as gray and brown. Hardiepanel is used on the second floor, third floor, and fourth floor levels of the building, featuring lighter shades of gray, beige, and white.

2. Bright, intense colors shall be reserved for accent trim. However, a color palette that includes more intense color may be considered upon review of a fully colored depiction of the building.

Carriage Homes Response: The building color and material palette contains no bright or intense colors with the exception of the accent color for the shutters.

Chateau Villebois Response: The building color and material palette contains no bright or intense colors. The accented parts of the building feature lighter shades of blue, white, and gray.

3. Bright colors shall not be used for commercial purposes to draw attention to a building.

Response: N/A. None of the proposed buildings are commercial buildings.

4. Concrete block shall be split-faced, ground-faced, or scored where facing a street or public way. Concrete block is discouraged around the plaza.

Carriage Homes Response: N/A. no concrete block is proposed.

Chateau Villebois Response: The only concrete block proposed is used on the CMU wall for enclosure of the trash area. No other concrete block is proposed.

5. Exteriors shall be constructed of durable and maintainable materials that have texture, pattern, or lend themselves to quality detailing.

Carriage Homes Response: Exterior materials consist of 3-coat stucco with integral color and stucco wrapped trim (at the first floor); Hardi Board siding and back primed wood trim (at the second floor); painted metal railings and architectural grade asphalt shingles.

Chateau Villebois Response: The exterior materials consist of durable materials such as brick veneer, natural stone veneer, and porcelain tile.

Optional:

- Exterior materials should have an integral color, patterning, and/or texture.
- Sustainable building materials and practices are strongly encouraged. Programs such as the Portland General Electric Earth Advantage and the LEED Building Certification Program of the U.S. Green Building Council may be used as guides in this regard.

Carriage Homes Response: The exterior materials consist of 3-coat stucco with integral color and stucco wrapped trim (at the first floor); Hardi Board siding and back primed wood trim (at the second floor); painted metal railings and architectural grade asphalt shingles. The builder will participate in the Portland General Electric Earth Advantage program.

Chateau Villebois Response: The brick veneer, natural stone veneer and porcelain tile all have different sustainable components. The brick veneer contains recycled content and has a high life cycle. The natural stone veneer weighs less than full stone sections, thus utilizing a lower fuel consumption to transport. The porcelain tile contains recycled content.

Sustainable practices include ventilation of the parking garage and light coloring of the roof material to offer good SRI value.

Architectural Character

Intent: Encourage creative expression through diversity of architectural character. Ensure consistency and accuracy of architectural styles.

Required Standards:

1. Each building shall have a definitive, consistent Architectural character (see glossary). All primary facades of a building (those facades that face a public street) shall be designed with building components and detail features consistent with the architectural character of the building.

Carriage Homes Response: The buildings use one architectural style for all primary facades of the buildings.

Chateau Villebois Response: Chateau Villebois features consistent French Architectural Character. The west section of the building is representative of the rich and inviting period of architecture from Normandy. The east section of the building evokes the urban sophistication of a Parisian Street. The central section is represented as a dissimilar element to provide a “built over time” aspect of the entire building. The building components and detail features are consistent with the architectural character of the building and are intended to create an interesting street frontage and minimize the massing of the building.

2. Mixing of various Architectural Styles (see glossary) on the same building dilutes the character and is therefore not allowed. If a historic architectural style is selected, then all detail and trim features must be consistent with the architectural style.

Carriage Homes Response: For the Carriage Homes, the buildings use one architectural style for all of the buildings.

Chateau Villebois Response: Chateau Villebois features a French Architectural Style for the entire building.

3. Secondary facades attached to a primary façade (such as a side wall not facing a public street) shall wrap around the building by incorporating building material features to the primary façade for a minimum of 25 percent of the overall wall length measured from the primary façade.

Carriage Homes Response: The side elevations of the buildings incorporate the same materials and detailing as the front elevation.

Chateau Villebois Response: The side and rear elevations of the building incorporate the same materials and detailing as the front elevation.

4. All visible sides of buildings should display a similar level of quality and visual interest. The majority of a building’s architectural features and treatments should not be restricted to a single façade.

Carriage Homes Response: A majority of the detailing and materials wrap around to the other elevations of the buildings. Materials and details included on the front elevations such as stucco walls, stucco trim bands, horizontal siding and trim details around windows and openings are all incorporated into the side elevations.

Chateau Villebois Response: The detailing and materials wrap around to the sides and rear elevations of the building. Brick veneer, natural stone veneer, and porcelain tile used on the front façade are used on all four sides of the building.

5. Accessory buildings should be designed and integrated with the primary building. Exterior facades of an accessory building should employ architectural, site, and landscaping design elements that are integrated with and common to those used on the primary structure.

Response: N/A The project contains no accessory buildings.

6. Applicants are encouraged to consult an architect or architectural historian regarding appropriate elements of architectural style.

Carriage Homes Response: The conceptual elevations of the Carriage homes were designed by Lee Iverson Architects. Final elevations will be designed by Northwest Urban Design LLC.

Chateau Villebois Response: Chateau Villebois was designed by an architect with OTAK.

7. In areas not within an address, building elevations of block complexes shall not repeat an elevation found on an adjacent block.

Carriage Homes Response: The elevations compliment the building design located across the alley without repeating it.

Chateau Villebois Response: Chateau Villebois consists of one building. The Wilsonville Development Code defines “block complex” as “an assemblage of buildings bounded entirely by intersecting streets so as to form a single comprehensive group.” The blocks adjacent to Chateau Villebois are currently undeveloped. These adjacent blocks are planned for open space, condos, and urban apartments. Chateau Villebois makes up only a portion of the block that it is located on, and only fronts 2 streets. Future buildings will be built other builders, and will not exactly repeat the elevations for Chateau Villebois.

Ground Level Building Components

Intent: Provide an appropriate buffer between private zones and the public right-of-way. Encourage interaction between neighbors and between residents and pedestrians. Ensure that all ground floors reinforce the streetscape character.

Required Standards:

1. Building setbacks and frontage widths shall be as required by Table V-1: Development Standards unless specifically noted otherwise by an Address requirement.

Carriage Homes Response: The Carriage Homes have frontage onto Toulouse Street. The buildings are sited so that they meet the 5 foot front setback standard along this frontage.

Chateau Villebois Response: The garage level and first floor living areas of the building are proposed to have the setback requirement reduced to 1½’ from the adjacent right-of-way (See response to Variance Criteria beginning on Page 46). Chateau Villebois has been sited to provide the maximum building frontage possible and meet the frontage standard along Barber Street and Costa Circle West with 100% and 92% frontage on these streets, respectively (Note the alley easement width has been deducted from the frontage width on Costa Circle West).

2. Retail shall be oriented toward the adjacent street or public way and have direct access from sidewalks through storefront entries. Secondary entry from the parking lot side is allowed, however the street side shall have the primary entrance.

Response: N/A. This project contains no retail establishments.

3. Mixed use buildings: residential entries, where opening to streets and public ways, shall be differentiated from adjacent retail entries and provide secure access through elevator lobbies, stairwells, and/or corridors.

Response: N/A. No mixed use buildings are proposed with this project.

4. All entries, whether retail or residential, shall have a weatherproof roof covering, appropriate to the size and importance of the entry but at least 4 feet deep and 4 feet wide.

Carriage Homes Response: All Carriage Home units have covered entries (Entry Landing) that are at least 6'-6" deep and at least 8'-6" wide.

Chateau Villebois Response: The main entrance has a recessed cover that is 4' deep and 6'-6" wide. This recess allows the second story to extend over the entryway.

5. Building lighting, when provided, shall be indirect or shielded.

Carriage Homes Response: For the Carriage Homes, building lighting shall consist of shielded wall mounted fixtures at the exterior stairs, between some of the garage doors and at the covered entries.

Chateau Villebois Response: For Chateau Villebois, building lighting will be indirect or shielded.

6. Parking structures shall be screened from streets using at least two of the following methods:
 - a) Residential or commercial uses, where appropriate;
 - b) Decorative grillwork (plain vertical or horizontal bars are not acceptable);
 - c) Decorative artwork, such as metal panels, murals, or mosaics; and/or
 - d) Vegetation, such as trees, shrubs, ground cover and/or vines, adjacent to the wall surface.

Carriage Homes Response: No parking structures are proposed with the Carriage Homes.

Chateau Villebois Response: The parking garage is screened from the street by partially lowering it below grade, leaving the parking garage partially underground. The parts of the parking garage that are above ground are surrounded by walls that enclose it, by decorative grillwork on the openings for ventilation, and vegetation in the front as shown on the landscape plans (see Section IIB).

7. For mixed-use buildings, within the plaza address every storefront window shall have a canopy or awning.

Response: N/A

8. Reflective, heavily tinted, or other sight-obscuring glass is strongly discouraged in commercial spaces and on windows larger than four square feet.

Response: No reflective, heavily tinted, or other sight-obscuring glass will be used on windows larger than 4 square feet.

9. Landscaping or other form of screening shall be provided when parking occurs between buildings and the street.

Response: No parking occurs between the buildings and the street.

Optional:

- Create indoor/outdoor relationships by opening interior spaces onto walkways and plazas and bring the “outdoors” into the building by opening interior spaces to air and light. Overhead garage doors, telescoping window walls, and low window sill heights are good strategies for creating indoor/outdoor relationships.
- The primary function of canopies and awnings is weather protection. Signage requirements are found in the Signage and Wayfinding Plan.

Carriage Homes Response: The Carriage Homes possess front decks, large windows, and low window sill heights to create indoor/outdoor relationships.

Chateau Villebois Response: All of the Chateau Villebois apartment units incorporate large windows and “French Balconies” off the living spaces with glass doors to bring the outdoors in to the living spaces.

Façade Components

Intent: Maintain a lively and active street face. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

Required Standards:

1. Windows and doors shall be recessed 3 inches (i.e., into the façade) to provide shadowing. Windows and doors recessed less than 3 inches are allowed, provided they also incorporate at least one of the following:
 - a. Shutters, appearing operable and sized for the window opening;
 - b. Railing, where required at operable doors and windows (i.e. French balcony); and/or
 - c. Visible and substantial trim. Trim is considered visible and substantial when it is of a contrasting material, color, or it creates shadowing. Stucco trim on a stucco façade is not acceptable.

Carriage Homes Response: All windows and doors are either recessed or incorporate shutters to provide articulation to the elevation. All windows and openings incorporate stucco or wood trim, with a contrasting color, which will provide additional shadowing.

Chateau Villebois Response: Windows and doors include substantial and visible white trim to provide articulation to the elevation. Shutters are also included on the second floor of the northwestern segment of the building. Window bays on the third and fourth floors of the building project outward 1'-6".

2. **Balconies shall extend no more than 36 inches beyond the furthestmost adjacent building face. Balconies are encouraged to extend into the building façade to achieve greater depth than 36 inches.**

Carriage Homes Response: No balconies are proposed. The entry landing extends at least 5' into the building façade.

Chateau Villebois Response: Balconies do not project beyond the adjacent building face. They extend into the building façade 2'.

3. **Shutters, where provided, shall be sized to appear operable at window or door openings.**

Carriage Homes Response: For the Carriage Homes, shutters have been sized based on the openings they flank and will be constructed so as to appear to be operable.

Chateau Villebois Response: Shutters are included on the second floor windows of the west segment of the building. They are sized to appear operable at window openings.

4. **Except in the Plaza Address, balconies and porches shall be at least 5 feet deep.**

Carriage Homes Response: No balconies or porches are proposed. However, the entry landings have a minimum dimension of 6'-6".

Chateau Villebois Response: For Chateau Villebois, the balconies are a minimum of 2' deep and recessed so that the railings line up with the rest of the façade. Proposed balconies are "French Balconies" consistent with the architectural style of the building.

Optional:

- Individual residential windows should be square or vertical in proportion. An assembly of windows, however, may have an overall horizontal proportion.
- Material changes should occur at a horizontal line or at an inside corner of two vertical planes.
- Every residential unit is encouraged to have some type of outdoor living space: balcony, deck, terrace, stoop, etc.
- Expression of the rainwater path (conveyance or rainwater from the building roof to the ground) should be expressed at street-facing facades. Expression of the rainwater path includes the use of scuppers and exposed gutters and downspouts. Some of the

Village Center streets feature surface rainwater drainage; where applicable, buildings shall have downspouts connected to the drainage system.

- Building fronts are encouraged to take on uneven angles as they accommodate the shape of the street.
- Encourage wide opening windows. Install small window panes where the style of the architecture dictates.
- The use of high window sill is discouraged.
- The use of finishing touches and ornament is encouraged on buildings.

Carriage Homes Response: All individual windows are either square or vertical in proportion. All material changes occur at inside corners (horizontal and vertical). All units have a covered entry landing. The building uses gutters and downspouts to direct rain water from the roofs and decks and connect it into the street's drainage per the Rainwater Management Plan. The roof vent design incorporates decorative metal dormer vents.

Chateau Villebois Response: All individual windows are either square or vertical in proportion. All horizontal material changes occur at inside corners; vertical material changes occur at a horizontal line. All units have a balcony for outdoor living space and the roof terrace provided for common use of Chateau Villebois residents.

Fencing

Intent: Ensure that fencing is compatible with the building design and consistent throughout the Village Center.

Required Standards:

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.

Carriage Homes Response: Metal vine fencing is a permitted material. The only metal vine fencing proposed is on the north of the northernmost parking space to screen the parking area from the adjacent lot.

Chateau Villebois Response: No fencing is proposed except for a CMU wall around the garbage enclosure behind the building.

2. The following fencing requirements apply to all fences and walls located between right-of-ways and building lines.

Carriage Homes Response: The proposed fencing is located between the property line and the building façade at the northern end unit.

Chateau Villebois Response: A CMU wall is proposed around the area for garbage containers in the rear parking area of the building. No other fencing is proposed.

3. See Address overlay sections for additional requirements.

Response: None of the proposed buildings are part of an address overlay.

4. Except where specifically required by Address overlays, fences are optional. Less fencing than the maximum allowable extent is allowed.

Carriage Homes Response: The metal vine fencing is only used to screen the parking from the adjacent lot.

Chateau Villebois Response: A CMU wall is proposed around the area for garbage containers in the rear parking area of the building. No other fencing is proposed.

5. Fencing shall be consistent with the Architectural Character of adjacent buildings. See Architectural Character, this section.

Carriage Homes Response: The vine fence posts will be painted to match the metal handrail of the building's exterior stairs.

Chateau Villebois Response: A CMU wall is proposed around the area for garbage containers in the rear parking area of the building. No other fencing is proposed.

6. Fencing controlling access to a courtyard, outdoor lobby, or other public entries shall be greater than 50% transparent.

Carriage Homes Response: No courtyards, outdoor lobbies, or other public entries are proposed.

Chateau Villebois Response: A CMU wall is proposed around the area for garbage containers in the rear parking area of the building. No other fencing is proposed.

7. Fencing located within the first 2'-0" setback from right-of-ways shall be greater than 50% transparent.

Carriage Homes Response: No fencing is proposed within the first 2' from a right-of-way.

Chateau Villebois Response: No fencing is proposed within the first 2' from a right-of-way.

8. 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.

Carriage Homes Response: N/A

Chateau Villebois Response: N/A

9. Posts, pilasters, columns, or bollards may extend an additional 8" above the maximum height of any allowed fencing.

Carriage Homes Response: The vine fence metal posts are 6'-0" high, which is the height limit for a fence.

Chateau Villebois Response: A CMU wall is proposed around the area for garbage containers in the rear parking area of the building. No other fencing is proposed. No posts, pilasters, columns, or bollards are proposed.

10. Fencing may not change height at corners. They must have level top surfaces and transition at posts to maintain height as required changes in grade elevation.

Carriage Homes Response: No fencing is proposed.

Chateau Villebois Response: A CMU wall is proposed around the area for garbage containers in the rear parking area of the building. The wall will not change heights at corners. No other fencing is proposed.

11. **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.

Carriage Homes Response: No loading facilities, trash enclosures, or ground-level mechanical and utility equipment is proposed.

Chateau Villebois Response: A CMU wall for trash enclosure will be provided at the rear of the building. This enclosure will screen the view of the trash from the street and from the adjacent residential buildings. Screening will be of a quality of materials and design compatible with surrounding buildings. Screening will minimize light glare and noise.

Optional:

- **Fencing is encouraged to be consistent with building railing at balconies, decks, porches, etc.**

Carriage Homes Response: For the Carriage Homes, the vine fence will have metal poles painted to match the metal railing on the buildings.

Chateau Villebois Response: A CMU wall is proposed around the area for garbage containers in the rear parking area of the building. No other fencing is proposed.

III. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested PDP Modification, SAP Refinements, Variances, and Final Development Plans. Therefore, the applicant requests approval of this application for the proposed development.

PHASE 2 CENTRAL CHATEAU VILLEBOIS / CARRIAGE HOMES PRELIMINARY DEVELOPMENT PLAN MODIFICATION & FINAL DEVELOPMENT PLAN

TL 1900, 2500 & 2200, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 W.M.
CITY OF WILSONVILLE, OREGON



CHATEAU VILLEBOIS, LLC
OTAK, INC.
PACIFIC COMMUNITY DESIGN, INC.

APPLICANT:

CHATEAU VILLEBOIS, LLC
16004 SW TUALITIN-SHERWOOD RD #432
SHERWOOD, OR 97140
[P] 971-832-2701
CONTACT: J. PATRICK LUCAS

PLANNER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW Main Stret
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW Main Street
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: JESSIE KING, PE

SURVEYOR:

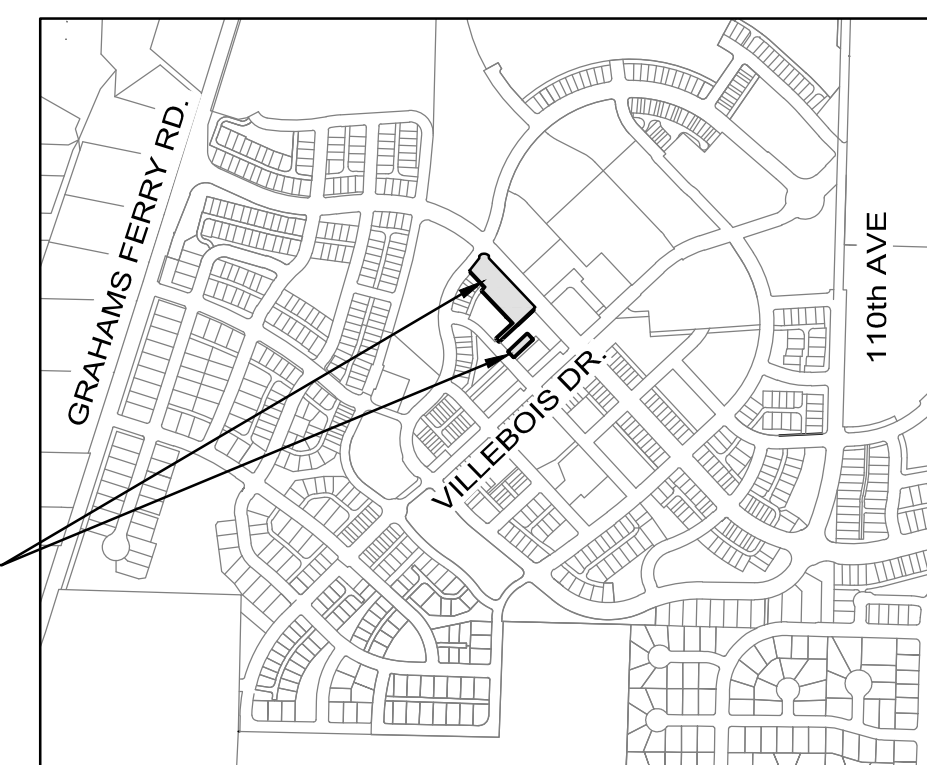
PACIFIC COMMUNITY DESIGN, INC
12564 SW Main Street
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: TRAVIS JANSEN, PLS, PE

LANDSCAPE ARCHITECT:

PACIFIC COMMUNITY DESIGN, INC
12564 SW Main Street
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: KERRY LANKFORD, RLA, CLARB

CHATEAU VILLEBOIS ARCHITECT:

OTAK
808 SW THIRD AVENUE, SUITE 300
PORTLAND OR, 97204
[P] 503-287-6825503-968-8787
CONTACT: AMY SHECKLA'-COX



VICINITY MAP

UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3J
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST

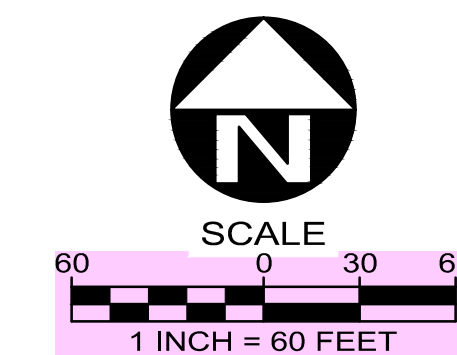
BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 SITE / LAND USE PLAN
- 4 PRELIMINARY GRADING & EROSION CONTROL PLAN
- 5 COMPOSITE UTILITY PLAN
- 6 CIRCULATION & PARKING PLAN
- 7 TREE PRESERVATION PLAN
- L1.01 PLANTING PLAN
- L1.02 PLANTING LEGEND AND DETAILS

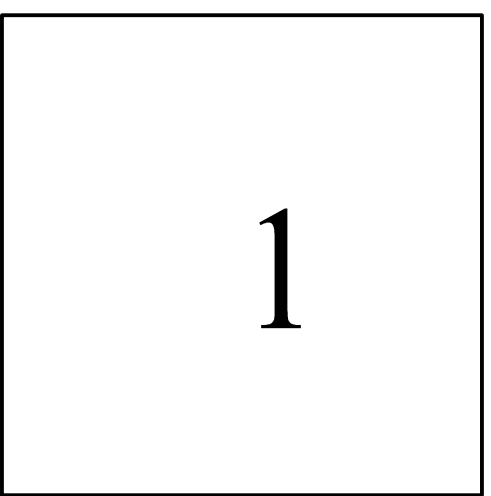


VILLEBOIS
PHASE 2 CENTRAL
CHATEAU
VILLEBOIS/
CARRIAGE HOMES

PDP Modification /
FDP Submittal

Cover
Sheet

DATE: 10/13/2014





Villebois

CHATEAU VILLEBOIS, LLC
OTAK, INC.
PACIFIC COMMUNITY DESIGN, INC.

VILLEBOIS

PHASE 2 CENTRAL

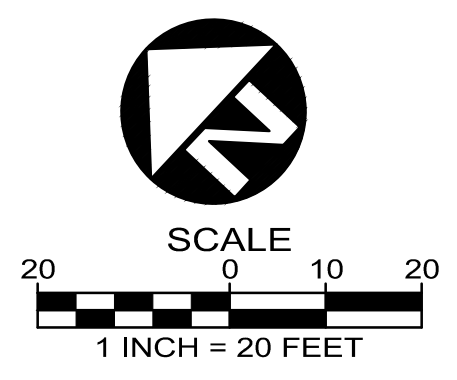
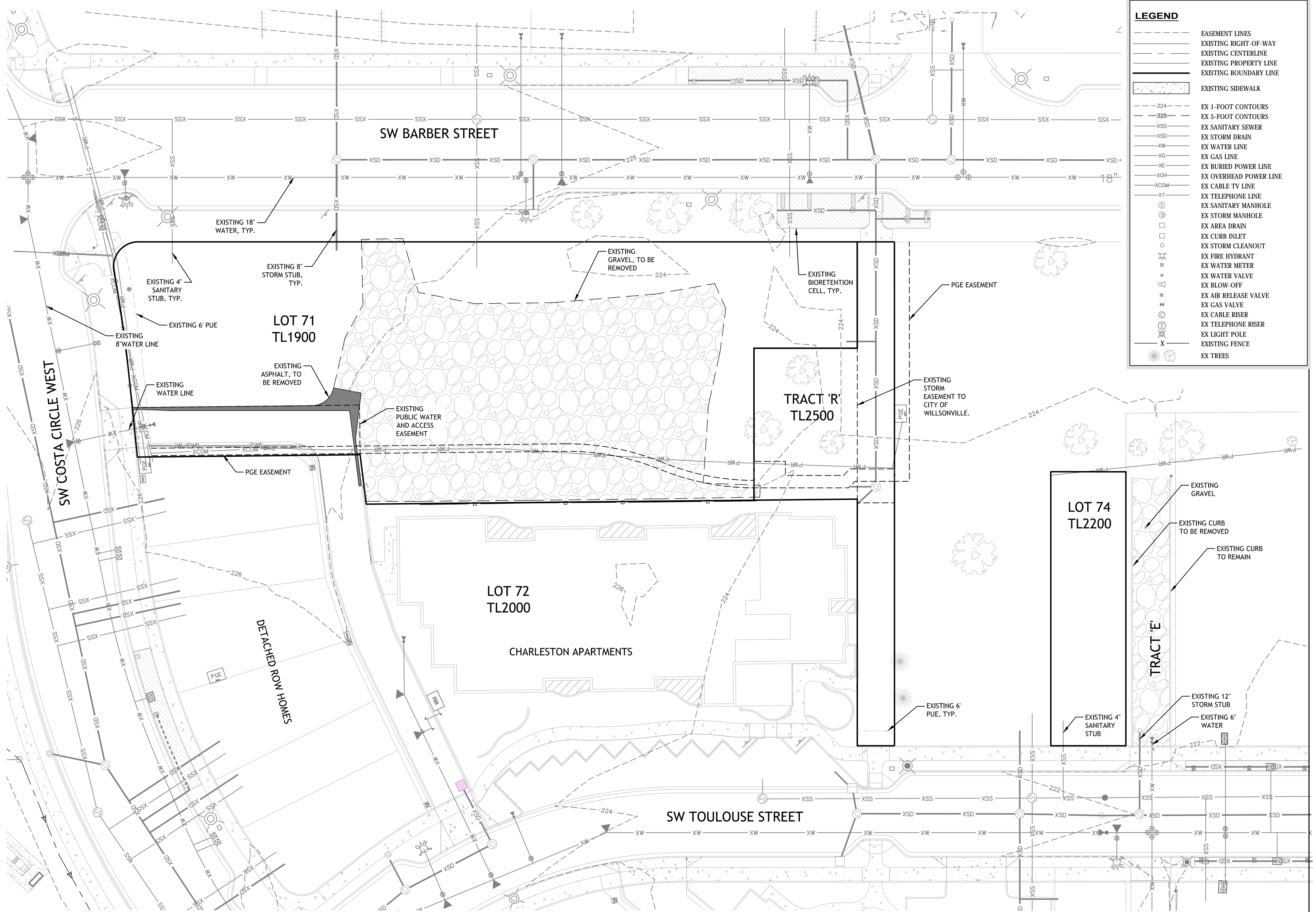
CHATEAU
VILLEBOIS/
CARRIAGE HOMES

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Existing
Conditions

DATE: 10/13/2014

LEGEND	
	EASEMENT LINES
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING PROPERTY LINE
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EX 1-FOOT CONTOURS
	EX 5-FOOT CONTOURS
	EX SANITARY SEWER
	EX STORM DRAIN
	EX WATER LINE
	EX GAS LINE
	EX BURIED POWER LINE
	EX OVERHEAD POWER LINE
	EX CABLE TV LINE
	EX TELEPHONE LINE
	EX SANITARY MANHOLE
	EX STORM MANHOLE
	EX AREA DRAIN
	EX CURB INLET
	EX STORM CLEANOUT
	EX FIRE HYDRANT
	EX WATER METER
	EX WATER VALVE
	EX BLOW-OFF
	EX AIR RELEASE VALVE
	EX GAS VALVE
	EX CABLE RISER
	EX TELEPHONE RISER
	EX LIGHT POLE
	EXISTING FENCE
	EX TREES



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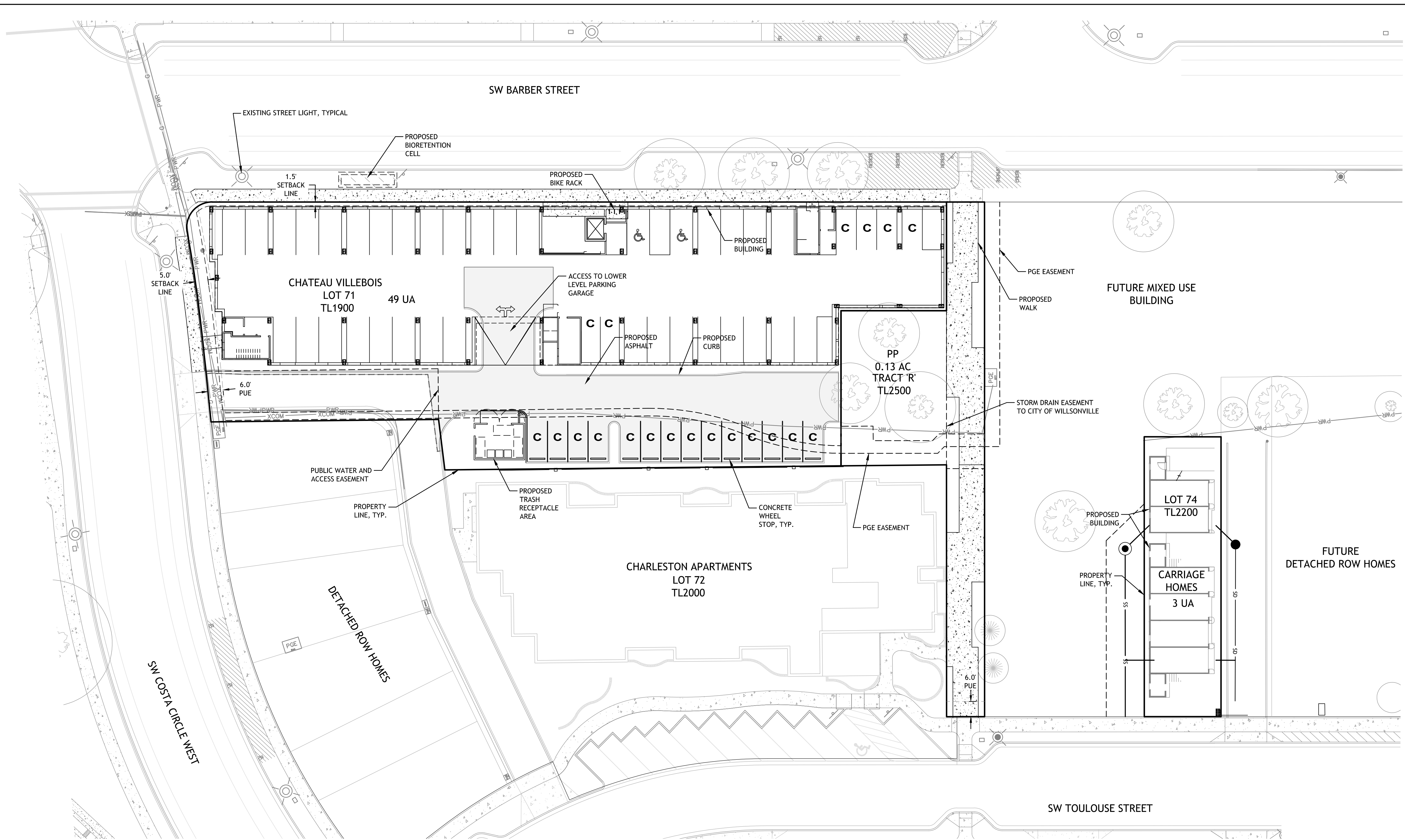
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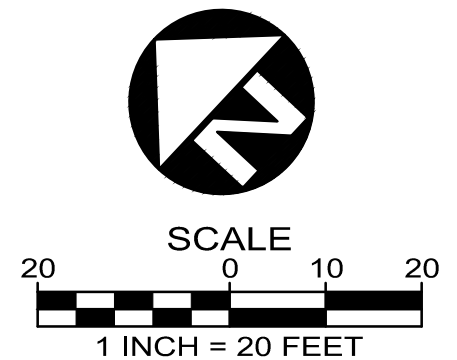
Site / Land
Use Plan

DATE: 10/13/2014

3



UA= URBAN APARTMENTS
PP=POCKET PARK



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Grading &
Erosion Control
Plan

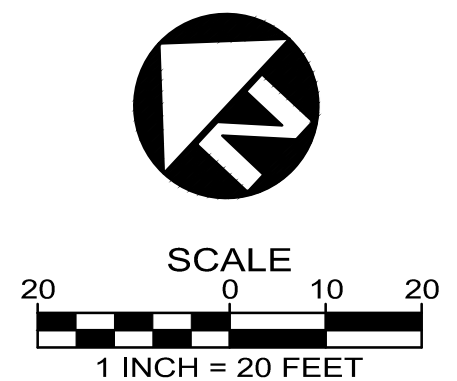
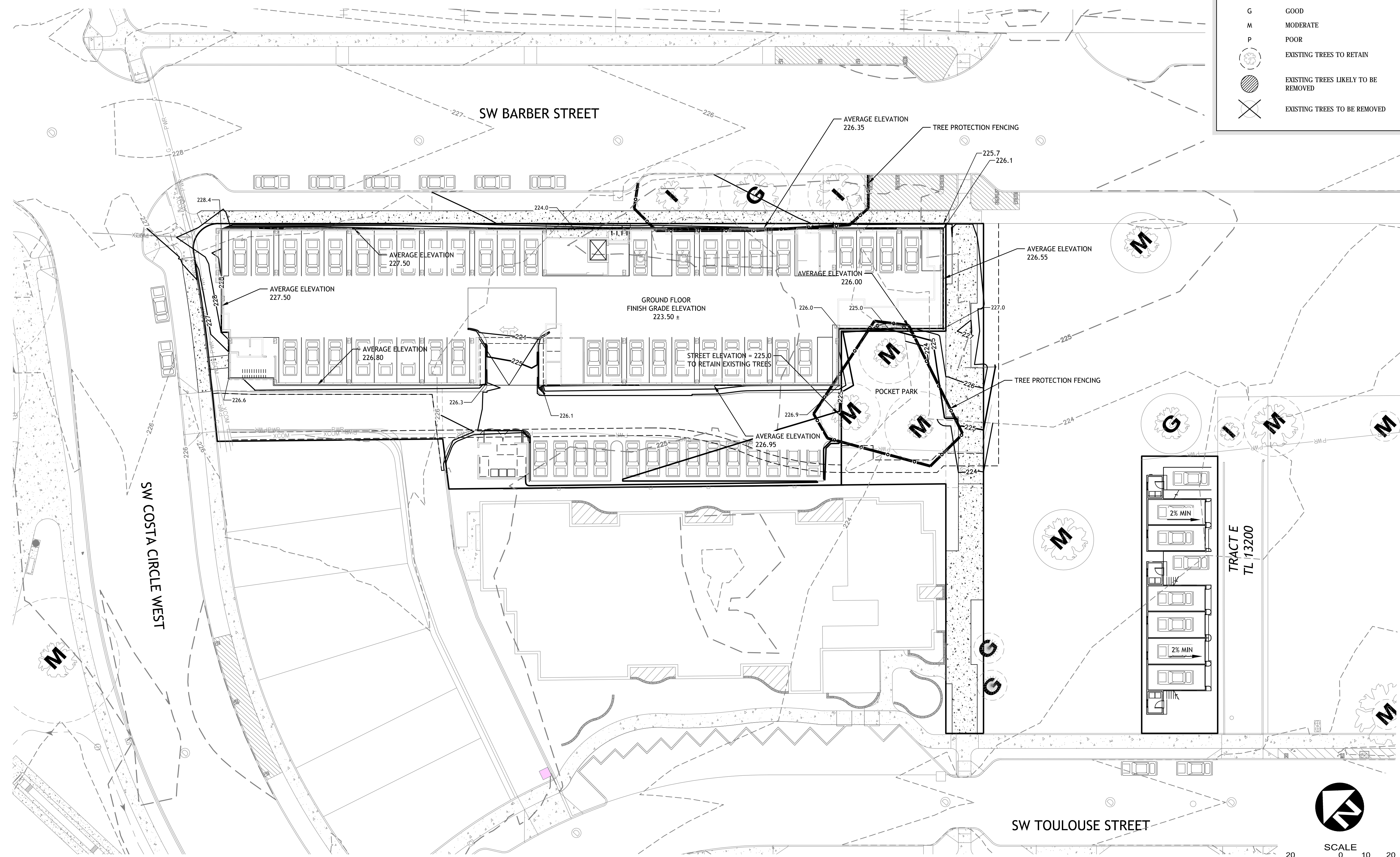
DATE: 10/13/2014

LEGEND

---	324	---	EX 1-FT CONTOUR
---	320	---	EX 5-FT CONTOUR
---	324	---	FG 1-FT CONTOUR
---	320	---	FG 5-FT CONTOUR
○		○	TREE PROTECTION FENCING

TREE LEGEND:

I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
○	EXISTING TREES TO RETAIN
⊗	EXISTING TREES LIKELY TO BE REMOVED
⊗	EXISTING TREES TO BE REMOVED



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CHATEAU
VILLEBOIS/
CARRIAGE HOMES

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FDP Submittal

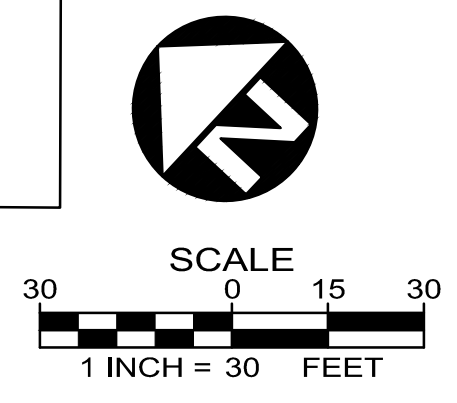
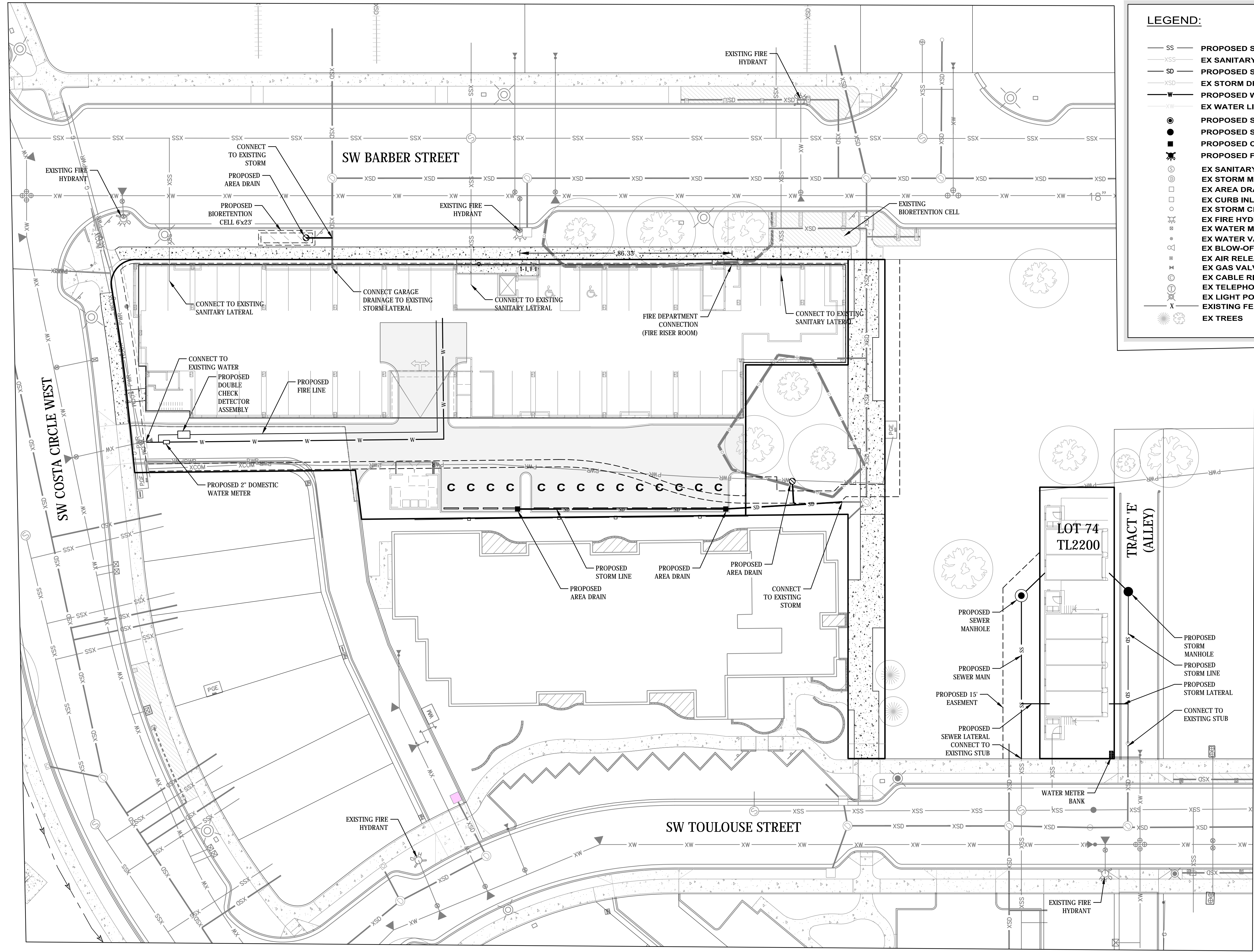
Composite
Utility
Plan

DATE: 10/13/2014

5

LEGEND:

- SS — PROPOSED SANITARY SEWER
- XSS — EX SANITARY SEWER
- SD — PROPOSED STORM DRAIN
- XSD — EX STORM DRAIN
- W — PROPOSED WATER LINE
- XW — EX WATER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- ⊗ PROPOSED FIRE HYDRANT
- EX SANITARY MANHOLE
- EX STORM MANHOLE
- EX AREA DRAIN
- EX CURB INLET
- EX STORM CLEANOUT
- EX FIRE HYDRANT
- EX WATER METER
- EX WATER VALVE
- EX BLOW-OFF
- EX AIR RELEASE VALVE
- EX GAS VALVE
- EX CABLE RISER
- EX TELEPHONE RISER
- EX LIGHT POLE
- X — EXISTING FENCE
- EX TREES



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Villebois

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CARRIAGE HOMES

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Circulation &
Parking Plan

DATE: 10/13/2014

6

LEGEND:

- ⑨ NUMBER OF PARKING STALLS IN A SPECIFIC AREA
- CAR IN PARKING STALL

PARKING COUNT:

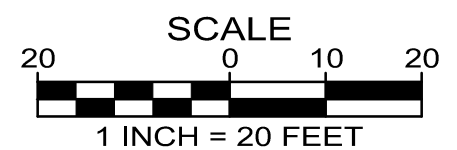
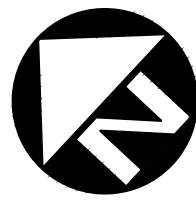
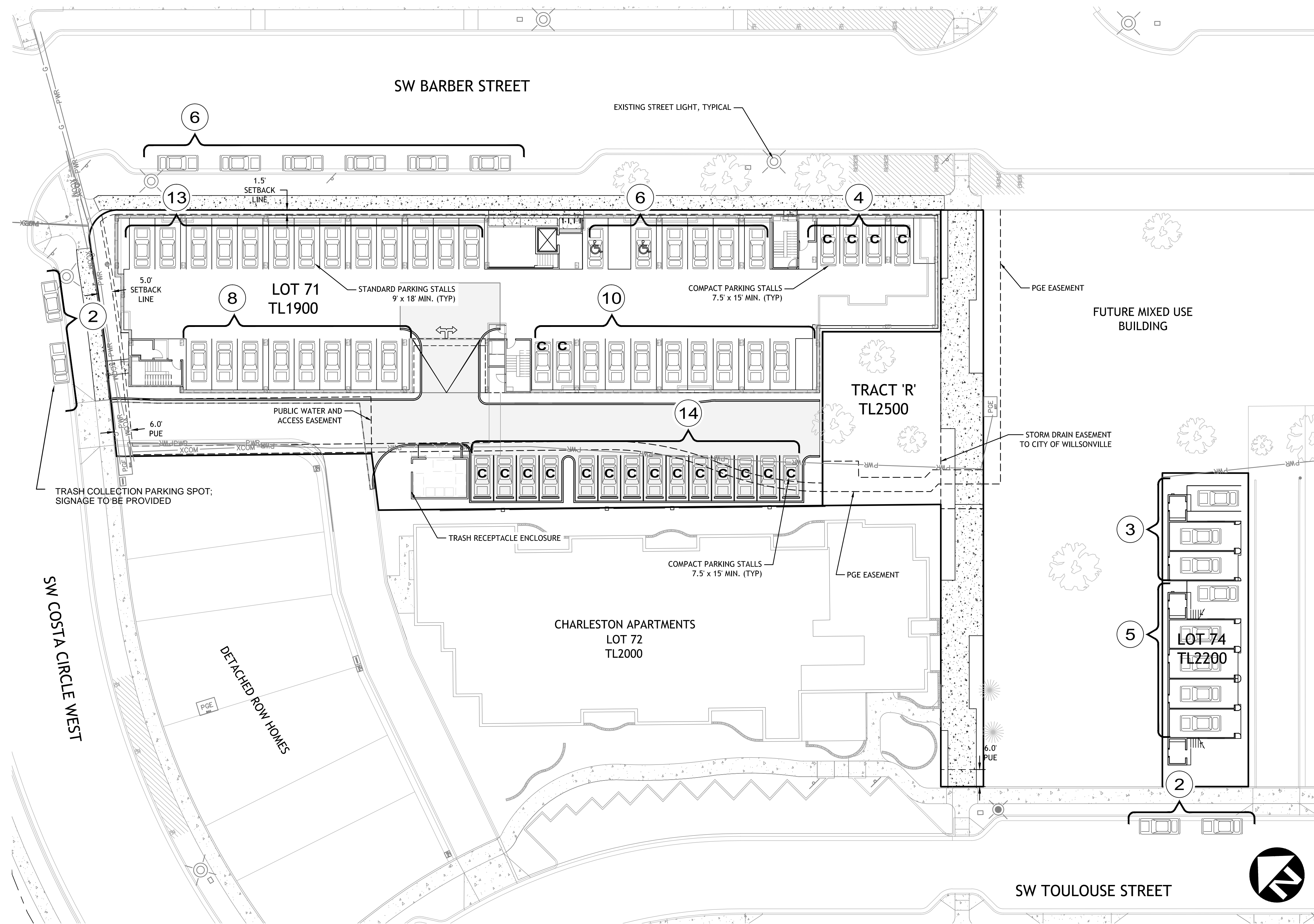
CARRIAGE HOMES	
REQUIRED:	
1 BEDROOM UNITS (3)	3
AT 1 SPACE PER UNIT=	TOTAL= 3 SPACES
PROVIDED:	
OFF STREET PARKING=	8
ADJACENT ON STREET PARKING=	2 (2-TOULOUSE ST)
	TOTAL= 10 SPACES
CHATEAU VILLEBOIS	
REQUIRED:	
1 BEDROOM UNITS (30)	30
AT 1 SPACE PER UNIT=	
2 BEDROOM UNITS (12)	18
AT 1.5 SPACES PER UNIT=	
3 BEDROOM UNITS (7)	13
AT 1.75 SPACES PER UNIT=	TOTAL= 61 SPACES
PROVIDED:	
OFF STREET PARKING	
-PARKING GARAGE=	41
-SURFACE PARKING=	14
-ADJACENT ON STREET PARKING=	8
(2-COSTA CIRCLE WEST)	
(6-BARBER ST)	
	TOTAL= 63 SPACES

UNIT COUNT:

CHATEAU VILLEBOIS	
1 - BEDROOM	30
2 - BEDROOM	12
3 - BEDROOM	7
TOTAL UNITS	49
AVG. DENSITY	49 UNITS/.61 AC
CARRIAGE HOMES	
1 - BEDROOM	3
TOTAL UNITS	3
AVG. DENSITY	3 UNITS/.08 AC
TOTAL UNITS	52
TOTAL AVG. DENSITY	52 UNITS/.69 AC

LANDSCAPE AREA:

CHATEAU VILLEBOIS (LOT 71)	
TOTAL LANDSCAPE AREA	2,780 SF (10.5%)
BUILDING AREA	16,567 SF
PARKING/PAVED AREA	7,204 SF
PARKING LANDSCAPE AREA	1,423 SF (19.8%)
TOTAL LOT AREA	26,551 SF
CARRIAGE HOMES (LOT 74)	
TOTAL LANDSCAPE AREA	725 SF (21.7%)
BUILDING AREA	1,881 SF
PARKING/PAVED AREA	735 SF
PARKING LANDSCAPE AREA	92 SF (12.5%)
TOTAL LOT AREA	3,341 SF
POCKET PARK (TRACT R)	
LANDSCAPE AREA	3320 SF
HARDSCAPE AREA	2264 SF
TOTAL PARK AREA	5584 SF



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Villebois

CHATEAU VILLEBOIS, LLC
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PACIFIC COMMUNITY DESIGN, INC.

VILLEBOIS
PHASE 2 CENTRAL
CHATEAU
VILLEBOIS/
CARRIAGE HOMES

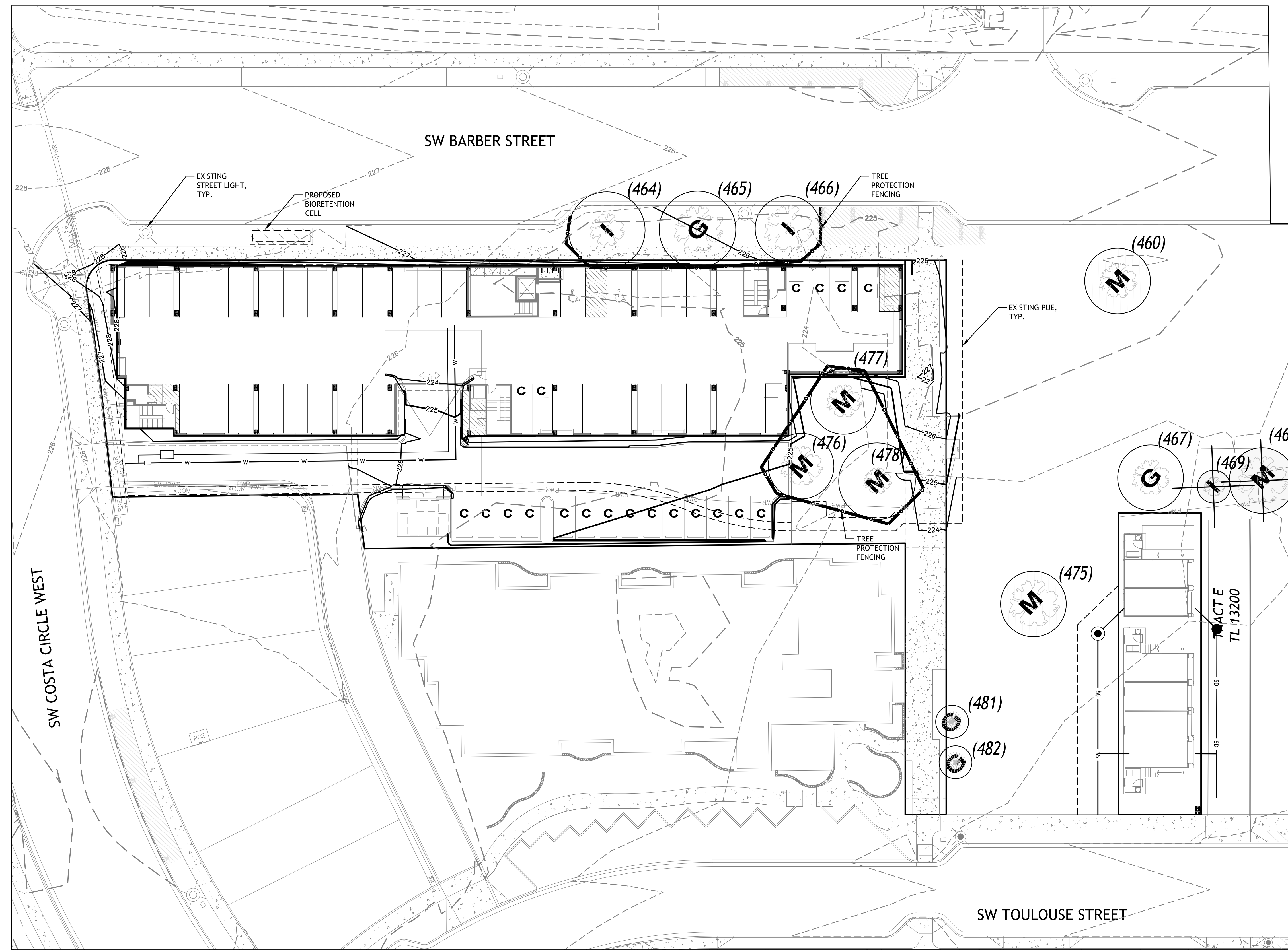
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FDP Submittal

Tree
Preservation
Plan

DATE: 10/13/2014

LEGEND:

- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- (Symbol: Circle with tree) EXISTING TREES TO REMAIN
- (Symbol: Circle with diagonal lines) EXISTING TREES LIKELY TO BE REMOVED
- (Symbol: Circle with X) EXISTING TREES TO BE REMOVED
- (Symbol: Dashed line) TREE PROTECTION FENCING



NOTES

ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLAN PHONE: 503-646-4349

THE INTENT OF THE PLAN IS TO RETAIN AND INCORPORATE THE MAXIMUM QUANTITY OF TREES WITH IMPORTANT, GOOD, AND MODERATE CLASSIFICATIONS. THE FOLLOWING CLASSIFICATION SYSTEM WAS USED:

CLASSIFICATION METHOD:
TREES WERE RATED BASED ON THE FOLLOWING CONSIDERATIONS:
1. HEALTH
2. SPECIES (NATIVES WITH HABITAT AND ECOSYSTEM VALUE)
3. COMPATIBILITY WITH DEVELOPMENT
4. FORM / VISUAL INTEREST / MATURE SIZE

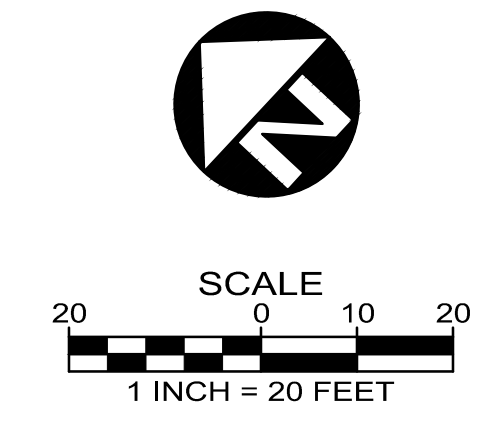
TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.

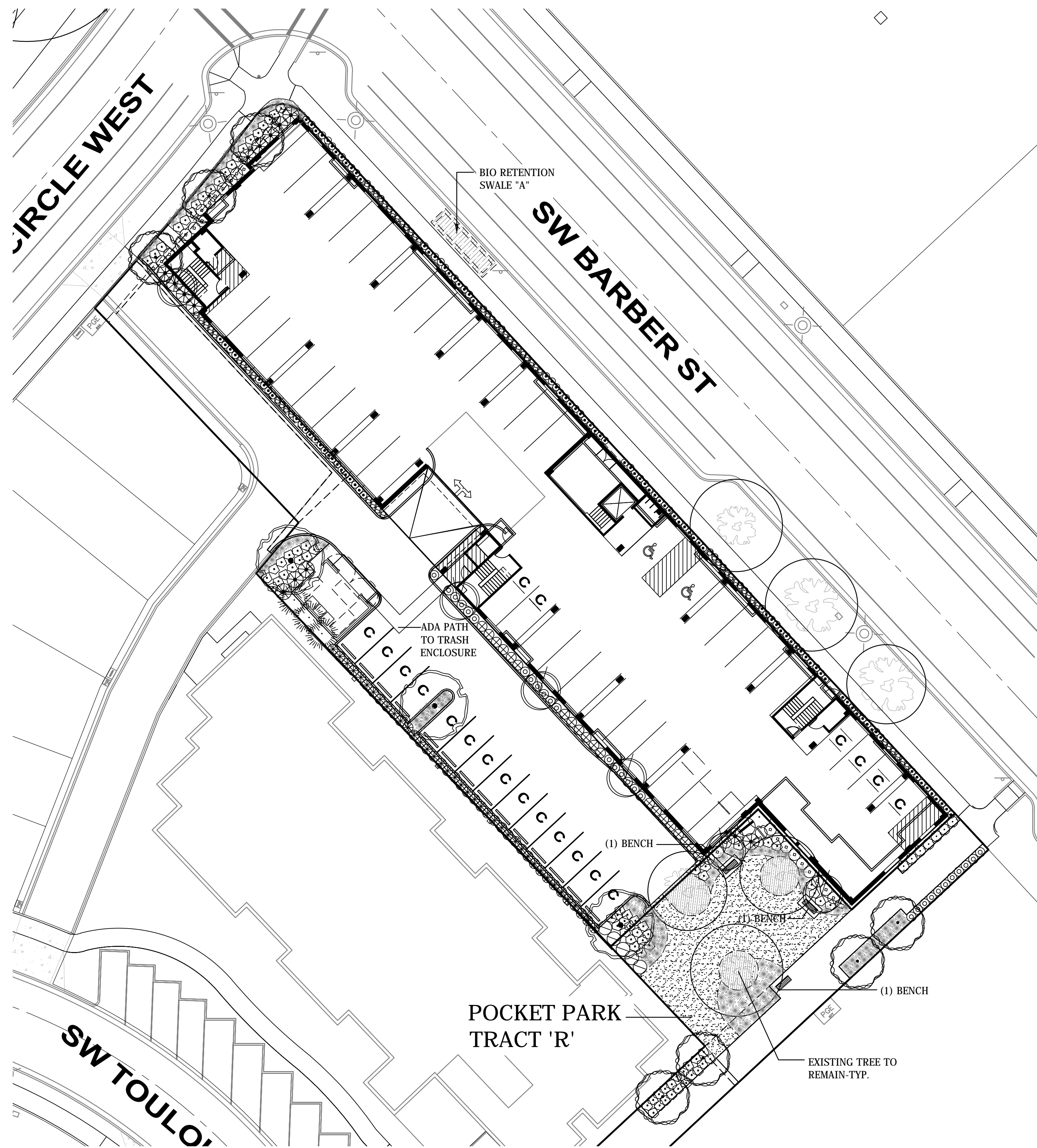
TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

NOTES:
1. THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLAN AND WAS PROVIDED IN A TREE REPORT INCLUDED WITH THE APPLICATION MATERIALS.

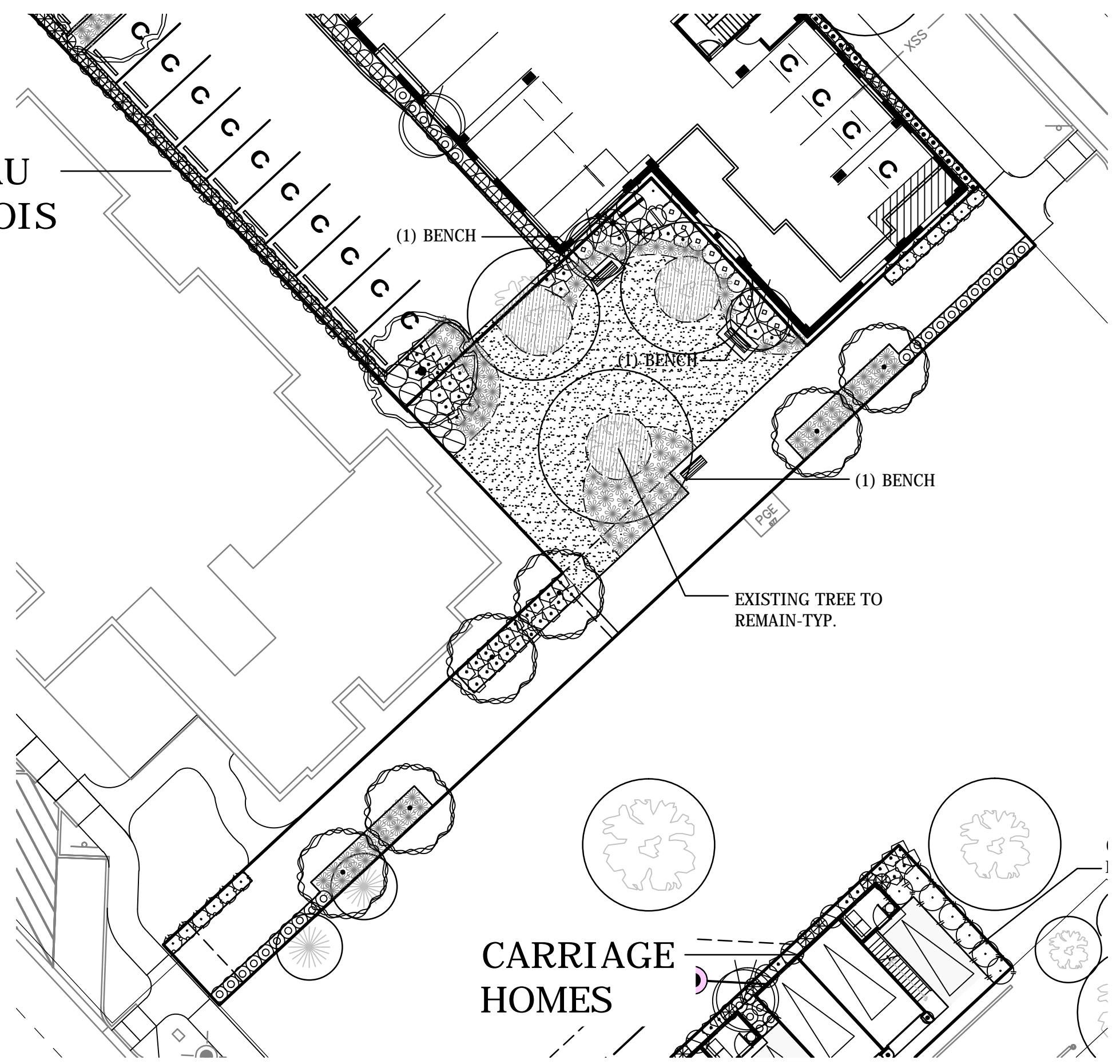
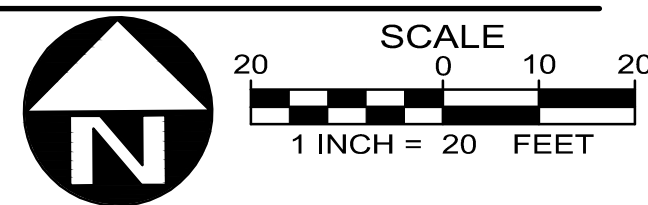


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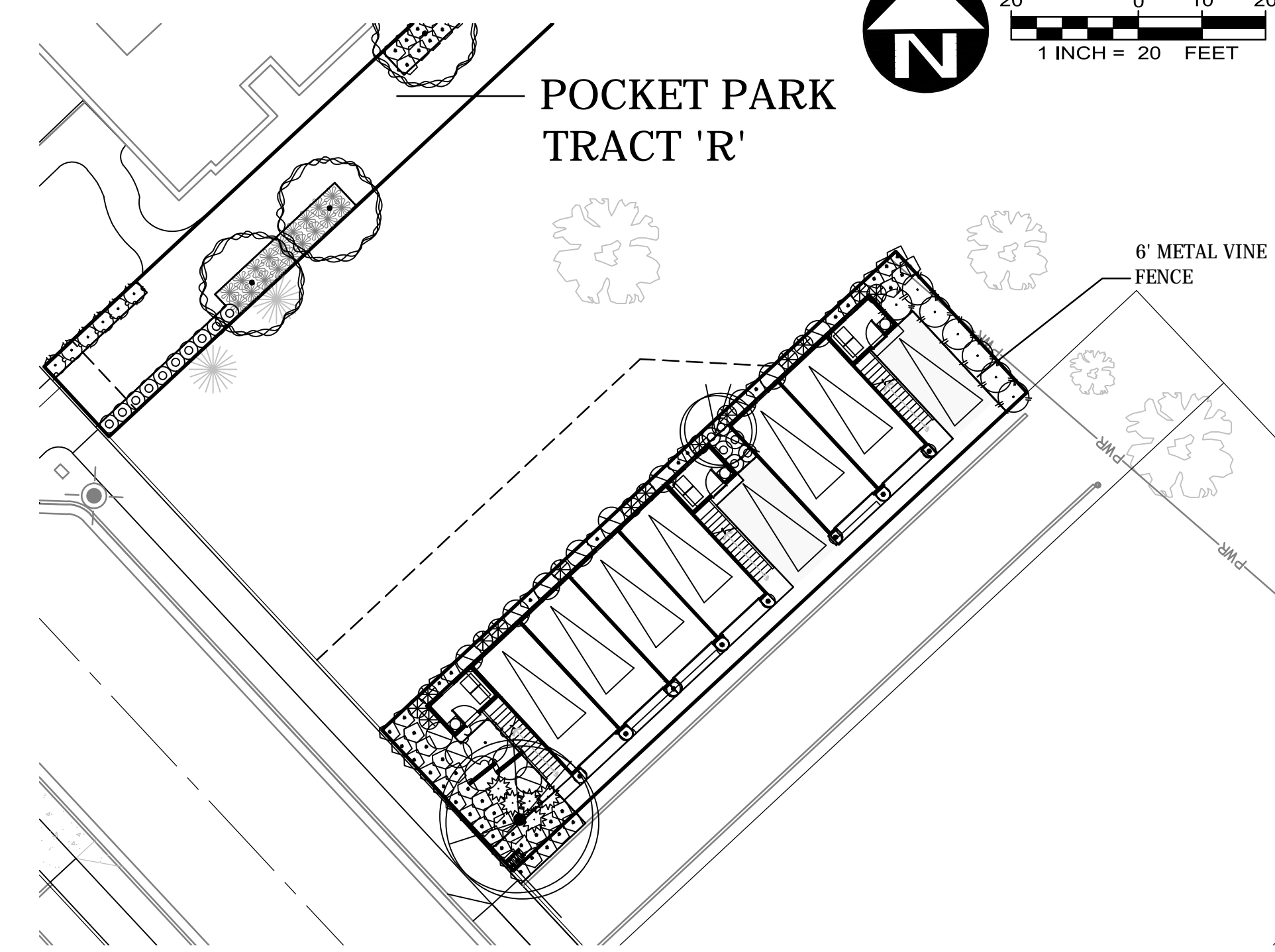
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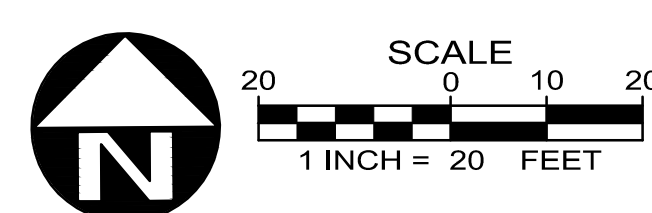
1 PLANTING PLAN- CHATEAU VILLEBOIS



2 PLANTING PLAN- POCKET PARK TRACT 'R'



3 PLANTING PLAN- CARRIAGE HOMES



CHATEAU VILLEBOIS, LLC
OTAK, INC.
PACIFIC COMMUNITY DESIGN, INC.

VILLEBOIS
PHASE 2 CENTRAL
CHATEAU VILLEBOIS/
CARRIAGE HOMES

PDP Modification /
FDP Submittal

PLANTING PLAN

DATE: 10/13/2014

L1.01

PLANTING LEGEND: POCKET PARK TRACT 'R'

TREES

SYMBOL	COMMON NAME / Botanical name:	Size and Description
KD	CHINESE KOUSA DOGWOOD / CORNUS KOUSA CHINESIS:	2' CAL.
VM	VINE MAPLE / ACER CIRCINATUM:	8' HT., MULTI-TRUNK

SHRUBS

SYMBOL	COMMON NAME / Botanical name:	Size and description
DBB	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA':	24" HT., 5' O.C.
DVB	DAVID VIBURNUM / VIBURNUM DAVIDII:	2 GAL., 3' O.C.
FFP	FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME':	24" HT., 4' O.C.
RHP	RHODODENDRON 'PJM':	24"-30", B&B, 5' O.C.
RHJ	RHODODENDRON 'JEAN MARIE DE MONTEGUE':	24"-30", B&B, 5' O.C.
NBH	'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE':	5 GAL., 5'
AWS	ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER':	2 GAL., 3' C
DFV	DOUBLFILE VIBURNUM / VIBURNUM P. TOMENTOSUM:	24"-30" HT., AS SHOWN
RDW	ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI':	24"

LAWN AND ORNAMENTAL GRASSES

SYMBOL	COMMON NAME / Botanical name:	Size and description
DFG	DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN':	1 GAL., 18" S
LAWN (SEEDED)	PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD.	1457 SF AT A RATE OF 8 LBS/1000 SQUARE FEET.
MULCH	3" MIN. DEPTH, MEDIUM TO FINE GROUND DOUGLAS FIR	350 SF

NOTE:
1. LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

PLANTING LEGEND: CARRIAGE HOMES

TREES

SYMBOL	COMMON NAME / Botanical name:	Size and Description
KT	KATSURA TREE / CERCIDIPHYLLUM JAPONICA:	2' CAL., B&B
VM	VINE MAPLE / ACER CIRCINATUM:	8' HT., MULTI-TRUNK

SHRUBS

SYMBOL CODE	COMMON NAME / Botanical name:	Size and description
DVB	DAVID VIBURNUM / VIBURNUM DAVIDII:	2 GAL., 3' O.C.
RHJ	RHODODENDRON 'JEAN MARIE DE MONTEGUE':	24"-30", B&B, 5' O.C.
NBH	'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE':	5 GAL., 5' O
DFV	DOUBLFILE VIBURNUM / VIBURNUM P. TOMENTOSUM:	24"-30" HT., AS SHOWN
RDW	ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI':	24"
SRJ	SKYROCKET JUNIPER / JUNIPERUS VIRGINIANA 'SKYROCKET':	6' HT., B&B
OLL	OTTO LUYKEN CHERRY LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN':	24-30"
HJH	HOOGENDORN JAPANESE HOLLY / ILEX CRENATA 'HOOGENDORN':	3 GAL., 3' O.C.

LAWN AND ORNAMENTAL GRASSES

SYMBOL CODE	COMMON NAME / Botanical name:	Size and description
PFG	PURPLE FOUNTAIN GRASS / PENNISETUM SETACEUM 'RUBRUM':	2 GAL., 30" O.C.

NOTE:
1. LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

BIORETENTION CELL "A" PLANTING LEGEND

SYMBOL	CODE	COMMON NAME / Botanical name:	Size and Description
AC		WEEPING ALASKAN CEDAR / Chamaecyparis nootkatensis 'Pendula':	7-8' HT., B&B
CC		PACIFIC DOGWOOD / Cornus nuttallii:	2' Cal., B&B
NKR		NOOTKA ROSE / Rosa nutkana:	#1 CONTAINER
RTW		RED TWIG DOGWOOD / Cornus sericea:	#1 CONTAINER
KEL		KELSEY DOGWOOD / Cornus sericea 'Kelsey':	#1 CONTAINER
SNO		SNOWBERRY / Symphoricarpos alba:	#1 CONTAINER
WET/MOIST AREA PLUGS: (1736 S.F., 4" PLUGS @ 12" O.C.)			
		SLOUGH SEDGE / Carex obnupta	34%
		SOFT RUSH / Juncus tenuis	33%
		SMALL FRUITED BULRUSH / Scirpus microcarpus	33%

PLANTING LEGEND: CHATEAU VILLEBOIS

TREES

SYMBOL CODE	COMMON NAME / Botanical name:	Size and Description
KD	CHINESE KOUSA DOGWOOD / CORNUS KOUSA CHINESIS:	2' CAL.
GL	GREENSPIRE LINDEN / TILIA CORDATA 'GREENSPIRE':	2' CAL., B&B
VM	VINE MAPLE / ACER CIRCINATUM:	8' HT., MULTI-TRUNK
CS	INCENSE CEDAR / Calocedrus decurrens:	8' HT., B&B

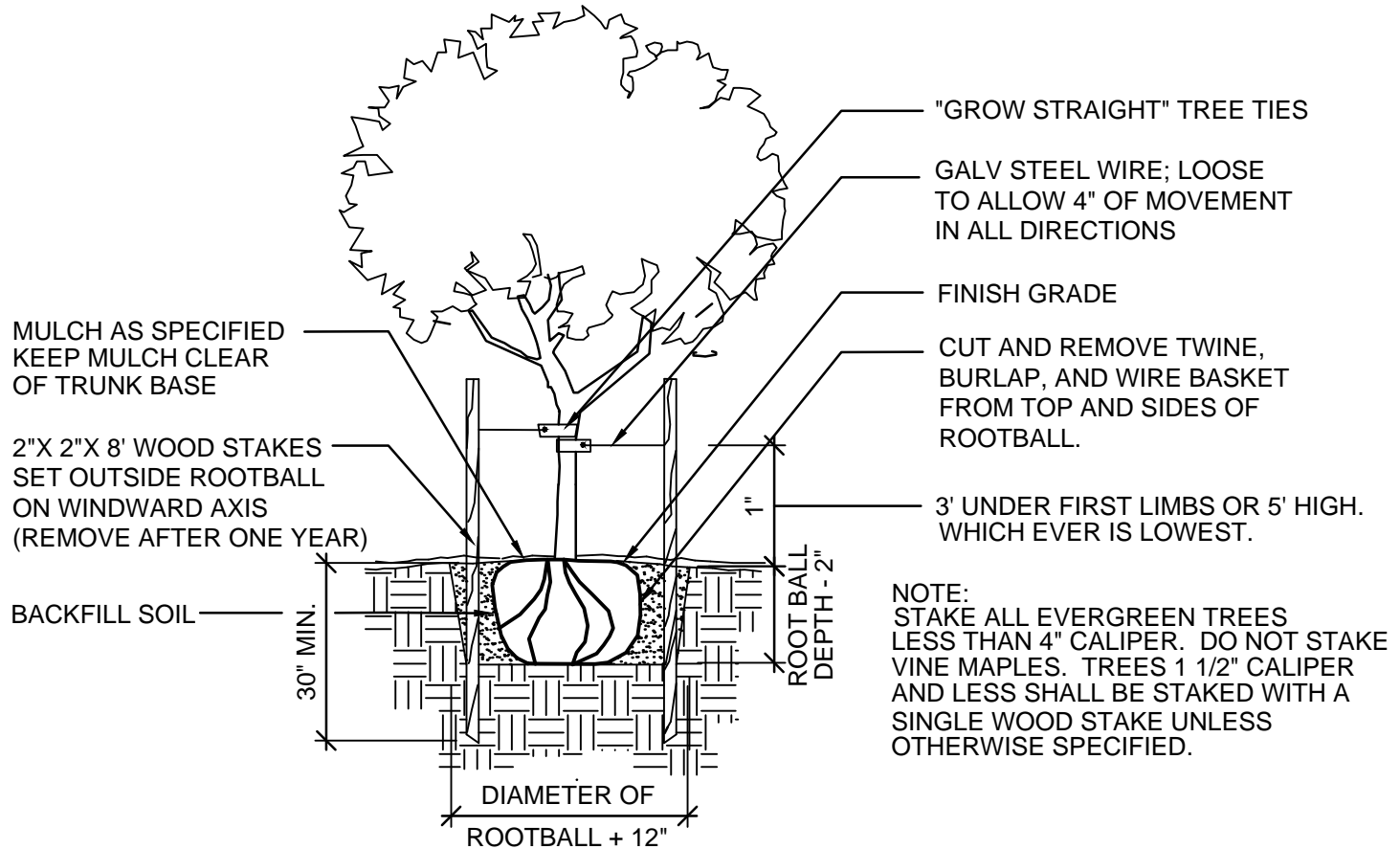
SHRUBS

SYMBOL CODE	COMMON NAME / Botanical name:	Size and description
DBB	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA':	24" HT., 5' O.C.
DVB	DAVID VIBURNUM / VIBURNUM DAVIDII:	2 GAL., 3' O.C.
RHJ	RHODODENDRON 'JEAN MARIE DE MONTEGUE':	24"-30", B&B, 5' O.C.
RDW	ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI':	24"
SRJ	SKYROCKET JUNIPER / JUNIPERUS VIRGINIANA 'SKYROCKET':	6' HT., B&B
CPB	'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY':	2 GAL.
CJH	COMPACT JAPANESE HOLLY / ILEX CRENATA 'COMPACTA':	3 GAL., 3' O.C.
HJH	HOOGENDORN JAPANESE HOLLY / ILEX CRENATA 'HOOGENDORN':	3 GAL., 3' O.C.
RHP	RHODODENDRON 'PJM':	24"-30", B&B, 5' O.C.

LAWN AND ORNAMENTAL GRASSES

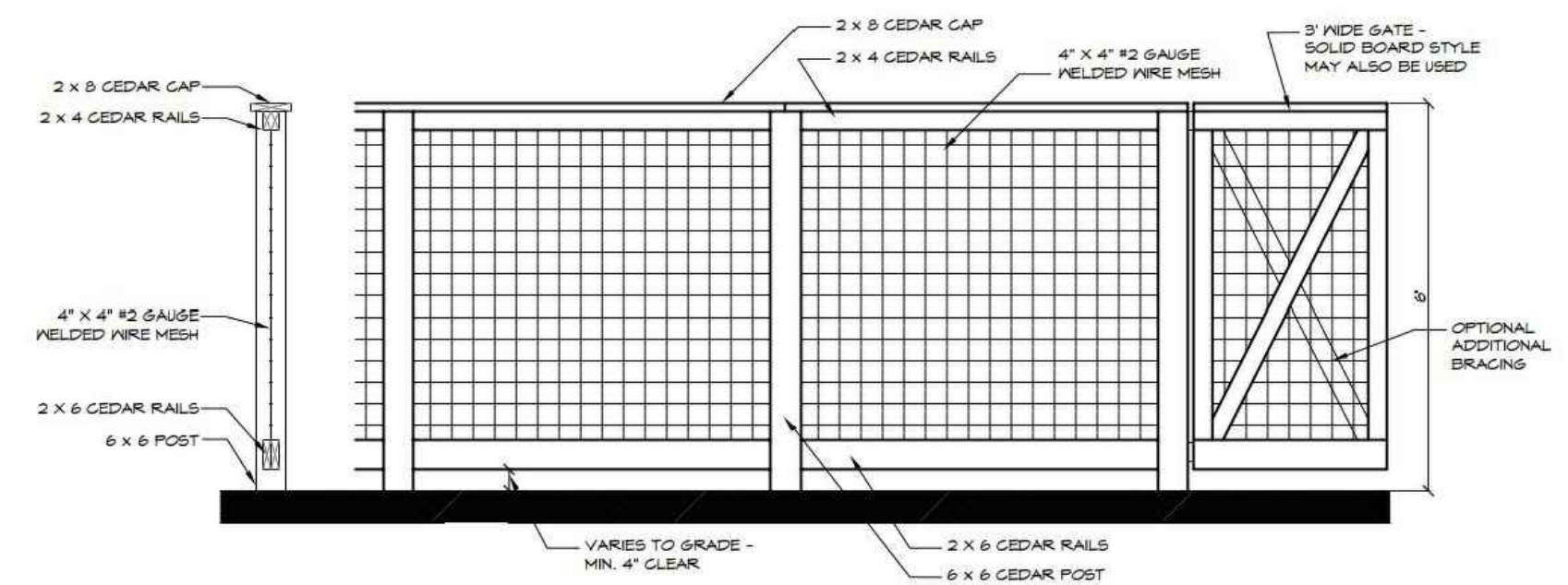
SYMBOL CODE	QUANTITY	COMMON NAME / Botanical name:	Size and description
DFG	50	DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN':	1 GAL., 18" O.C.

NOTE:
1. LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.



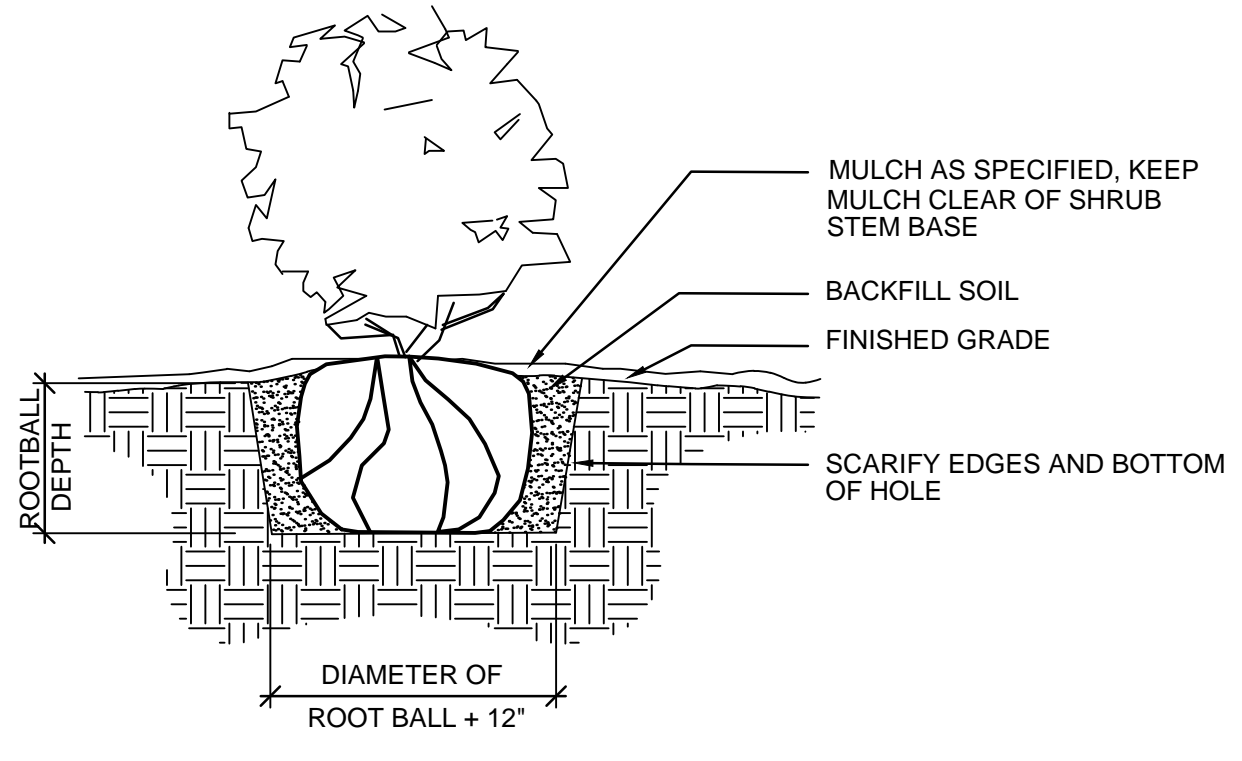
TREE STAKING DETAIL

1
L1.02



6' METAL VINE FENCE DETAIL

3
L1.02



SHRUB PLANTING DETAIL

2
L1.02



URBAN / GREENWAY BENCH
MANUFACTURER: LANDSCAPE FORMS
MODEL: THE PLAINWELL SERIES
FINISH: IPE WOOD, METAL: BLACK POWDERCOATED
SIZE: 72" LENGTH

BENCH DETAIL

4
L1.02

GENERAL NOTES: LANDSCAPE PLAN

- THE CONTRACTOR SHALL VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO ODR.
- ALL PLANT MASSES TO BE CONTAINED WITHIN A BARK MULCH BED, UNLESS NOTED OTHERWISE.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEUS MATERIAL OR DEBRIS.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT TAG AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- WITH THE EXCEPTION OF THOSE TREES INDICATED ON THE TREE REMOVAL PLAN, CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ODR. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE ODR.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY ODR TO ADJUST TREE LOCATIONS.
- LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE ODR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS FROM THE SITE.
- BACK FILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONE MEAL PER MANUFACTURE'S RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATION.
- GROUND COVERS AND PERENNIALS SHALL BE PLANTED WITH A MAXIMUM 2 INCH COVER OF BARK MULCH WITH NO FOLIAGE COVERED.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN WITH HEALTHY ROOT SYSTEMS AND FULL BRANCHING, DISEASE AND INSECT FREE AND WITHOUT DEFECTS SUCH AS SUN SCALD, ABRASIONS, INJURIES AND DISFIGUREMENT.
- ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SIZE AND QUANTITY SPECIFIED. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUB-STANDARD RESULTS CAUSED BY REDUCTION IN SIZE AND/OR QUANTITY OF PLANT MATERIALS.



CHATEAU VILLEBOIS, LLC
OTAK, INC.
PACIFIC COMMUNITY DESIGN, INC.

VILLEBOIS
PHASE 2 CENTRAL
CHATEAU
VILLEBOIS/
CARRIAGE HOMES

PDP Modification /
FDP Submittal

PLANTING
LEGEND
AND DETAILS

DATE: 10/13/2014

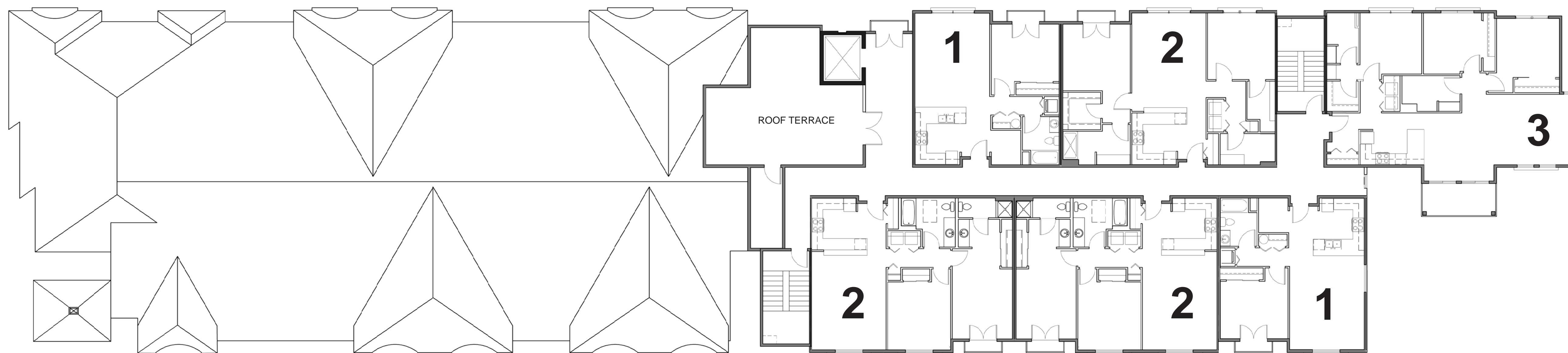
L1.02

N:\proj\121-002\08 Drawings\08 Landscaping\Sheets\12102.PLAN-L1.02-LEGEND-001.dwg - SHEET: Layout1 Oct 13, 2014 - 4:58pm kel

289'-8"



LEVEL 2-3
 3/32" Scale
 0' 4' 8' 16'



LEVEL 4
 3/32" Scale
 0' 4' 8' 16'

otak
 HanniGlobal Partner
 Otak Architects, Inc.
 808 SW 3rd Ave Suite 300
 Portland, OR 97204
 Phone: 503.287.6625
 Fax: 503.415.2304

Villebois
 Chateau Villebois, LLC
 Pacific Community Design, Inc.

**CHATEAU
 VILLEBOIS
 APARTMENTS**
 SW Barber Street
 Willsonville, OR

**DESIGN
 REVIEW
 SUBMITTAL**

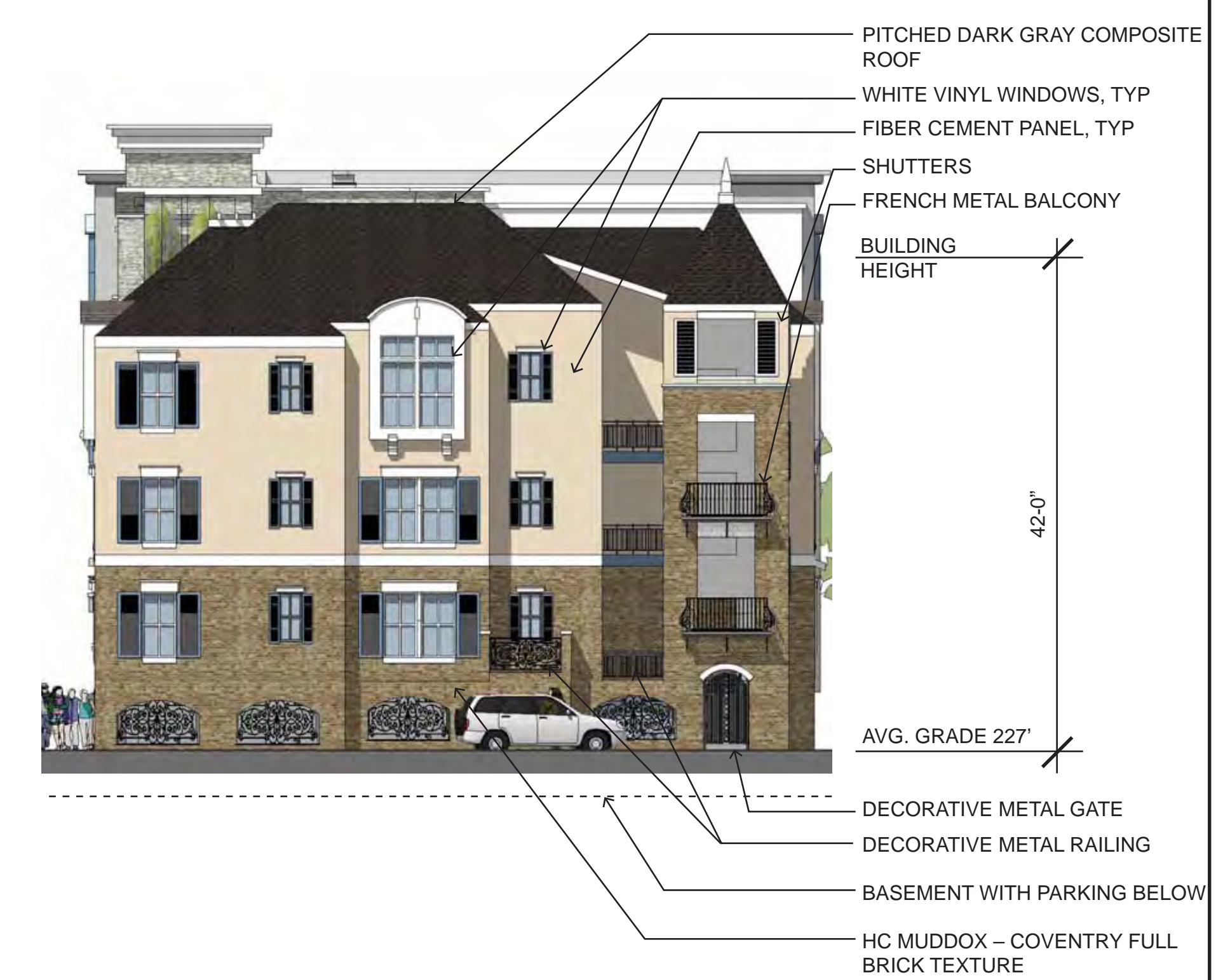
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FLOOR PLANS

PROJECT #: 17268
 DATE: 9/16/2014
 Copyright 2014 ©



BARBER STREET ELEVATION

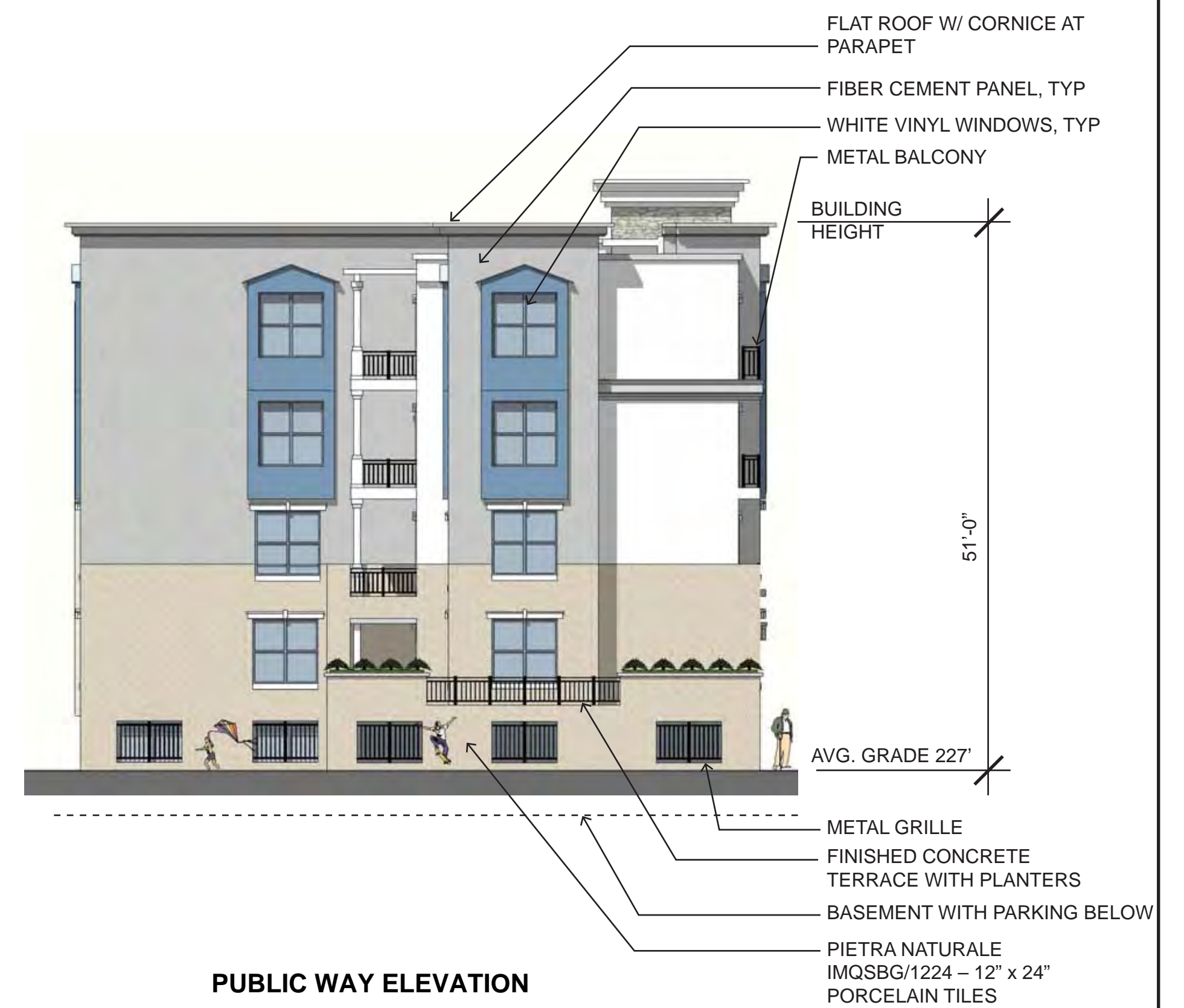


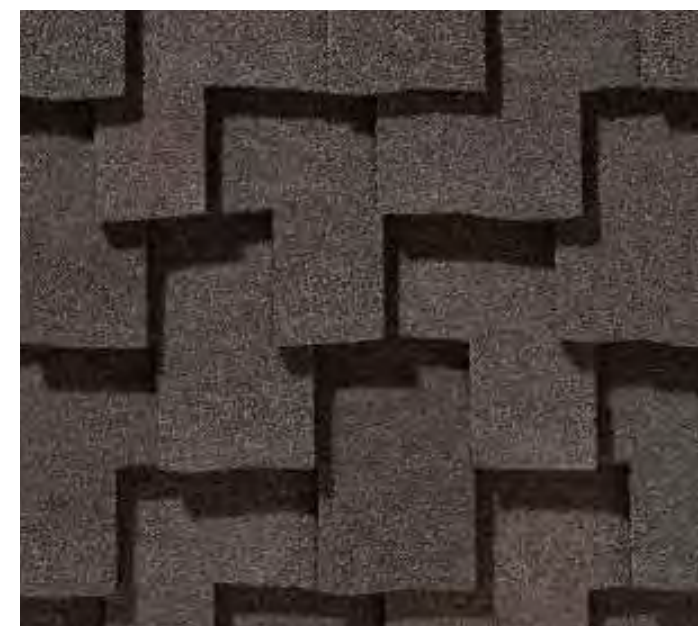
COSTA CIRCLE ELEVATION

DESIGN
 REVIEW
 SUBMITTAL

A2.0

ELEVATIONS





SMOOTH, FIBER CEMENT PANELS

TEXTURED, FIBER CEMENT PANELS

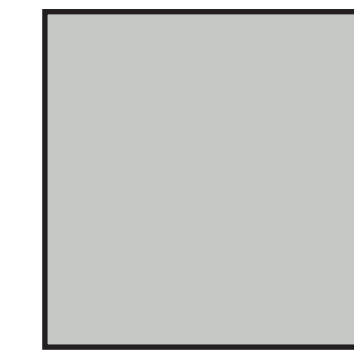
DARK GREY COMPOSITE ROOF SHINGLES

WHITE VINYL WINDOWS

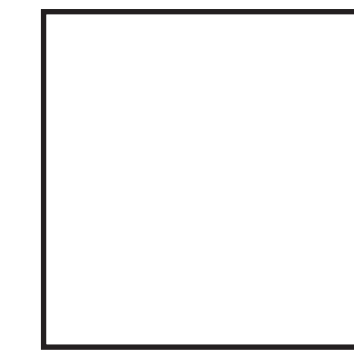
SHERWIN WILLIAMS COLOR SWATCHES



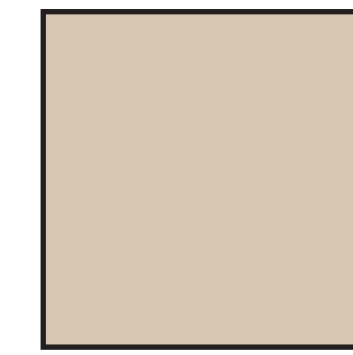
LEISURE BLUE
SW 6515



TINSMITH
SW 7657



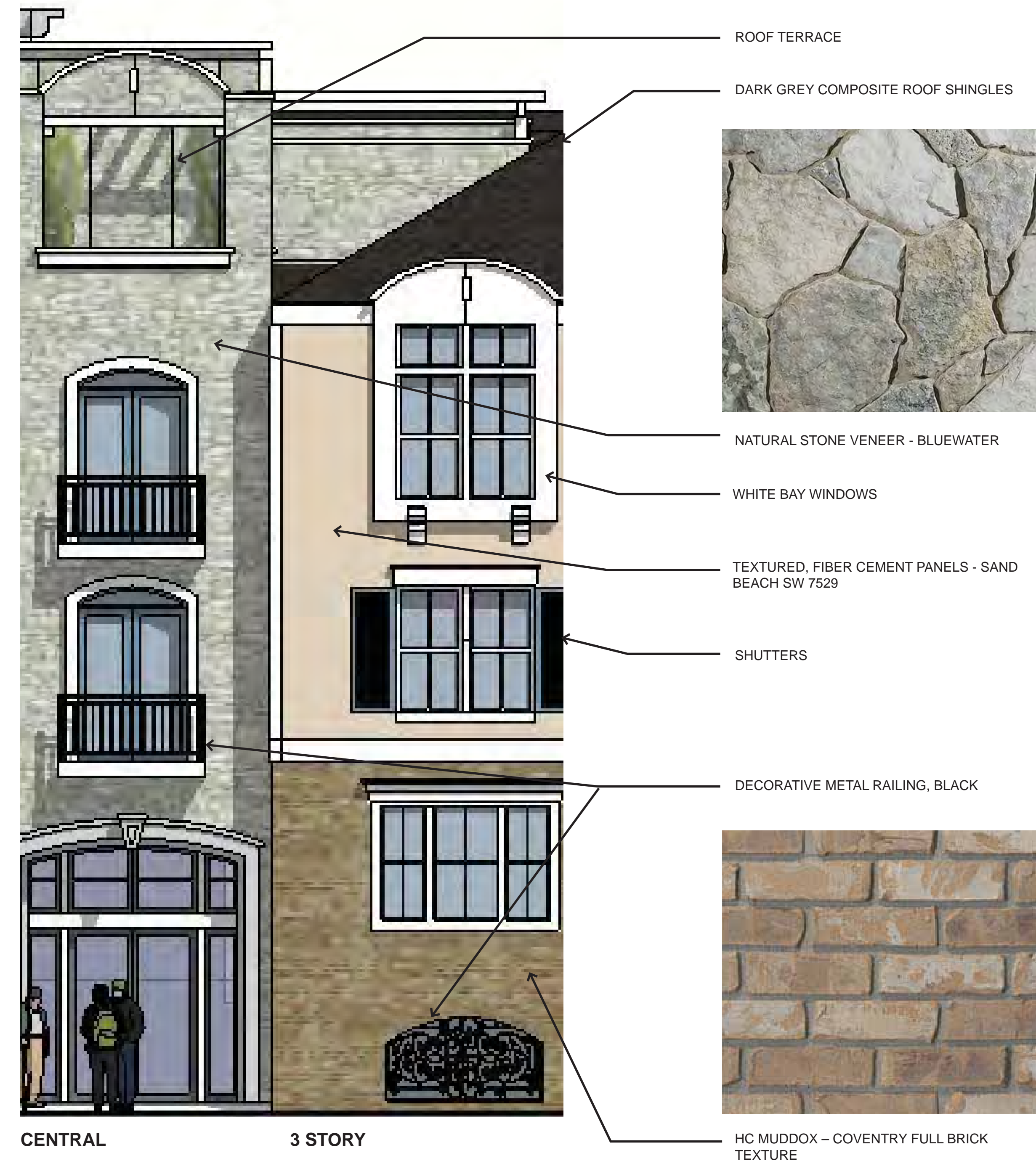
WHITE



SAND BEACH
SW 7529



4 STORY



CENTRAL

3 STORY



BARBER STREET VIEW FROM EAST



BARBER STREET VIEW FROM WEST



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Fax: 503.415.2304



Chateau Villebois, LLC
Pacific Community Design, Inc.

CHATEAU
VILLEBOIS
APARTMENTS
SW Barber Street
Willsonville, OR

DESIGN
REVIEW
SUBMITTAL

A3.1

RENDERINGS

PROJECT #: 17268
DATE: 9/16/2014
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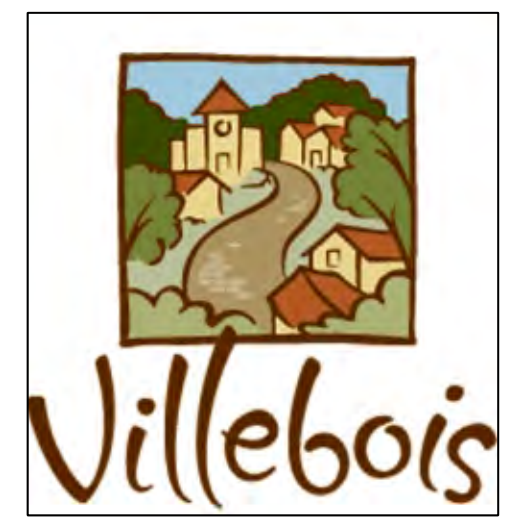
ALLEY WAY FROM COSTA CIRCLE



ROOF TOP TERRACE



ALLEY VIEW FROM PUBLIC WAY



COSTA
PACIFIC
COMMUNITIES

IVERSON ARCHITECTS
PACIFIC COMMUNITY
DESIGN



ONE-UNIT

TWO-UNIT

Front Elevation



Street Scene

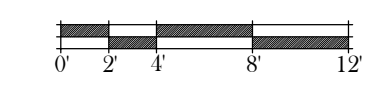
VILLEBOIS

CARRIAGE
UNITS

Final
Development
Plan

DATE: 12-02-08

A.11

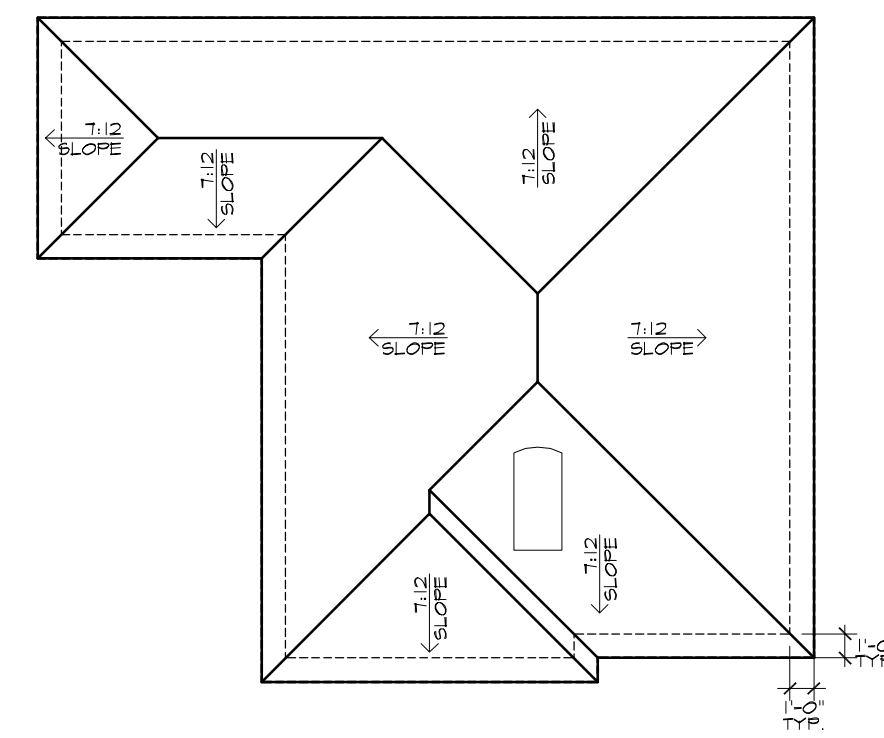




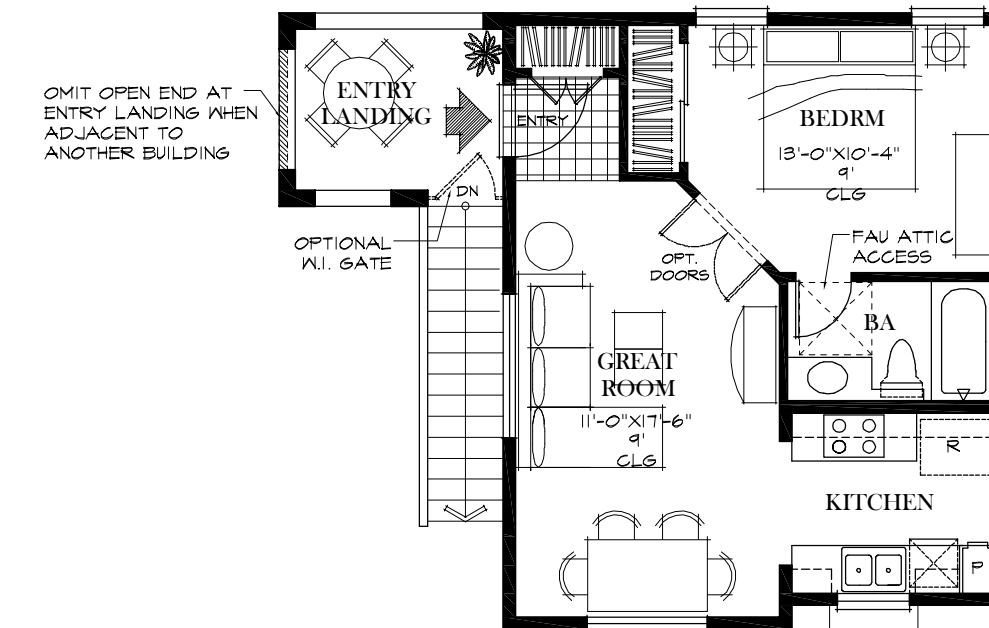
**COSTA
PACIFIC
COMMUNITIES**

IVERSON ARCHITECTS

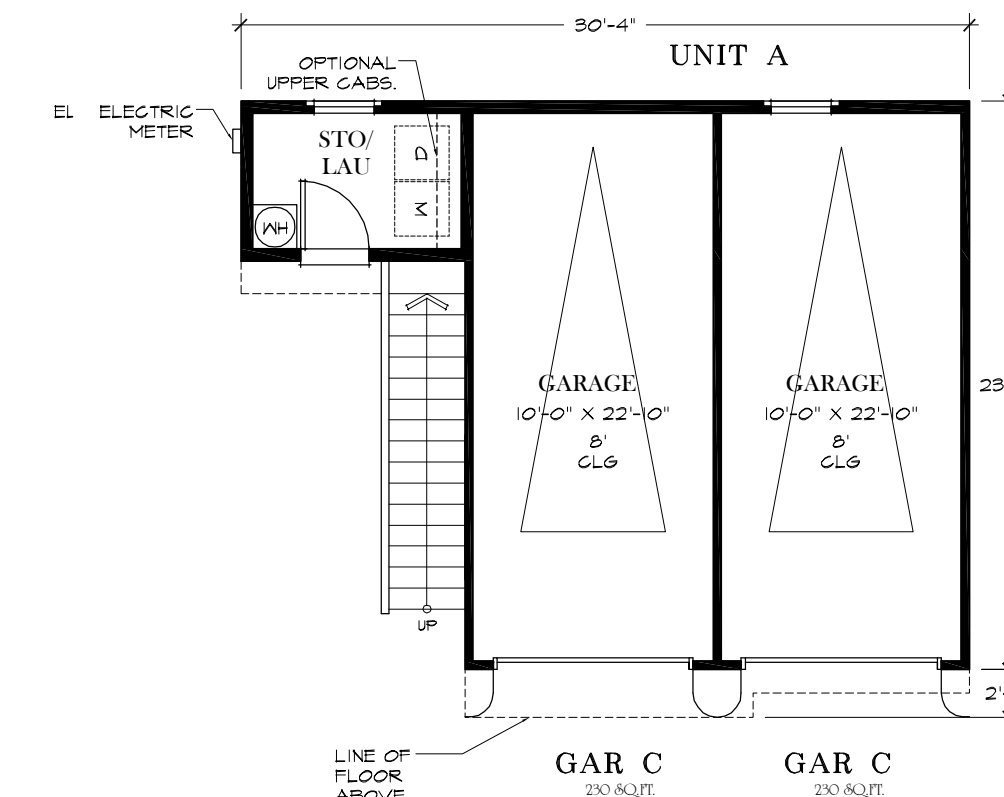
PACIFIC COMMUNITY
DESIGN



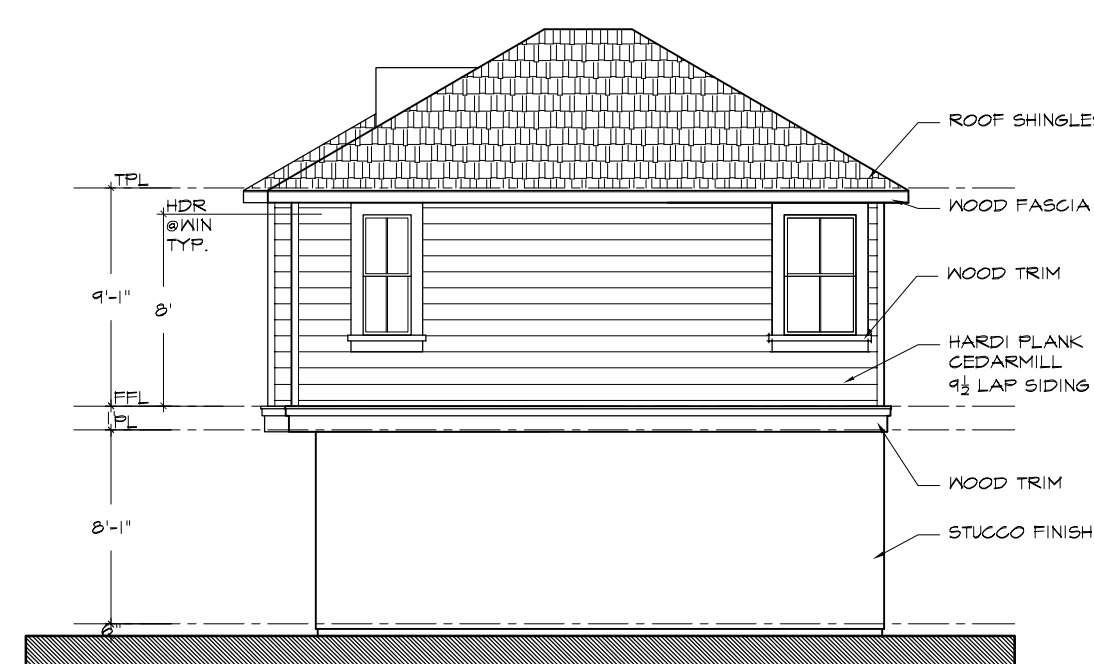
ROOF PLAN



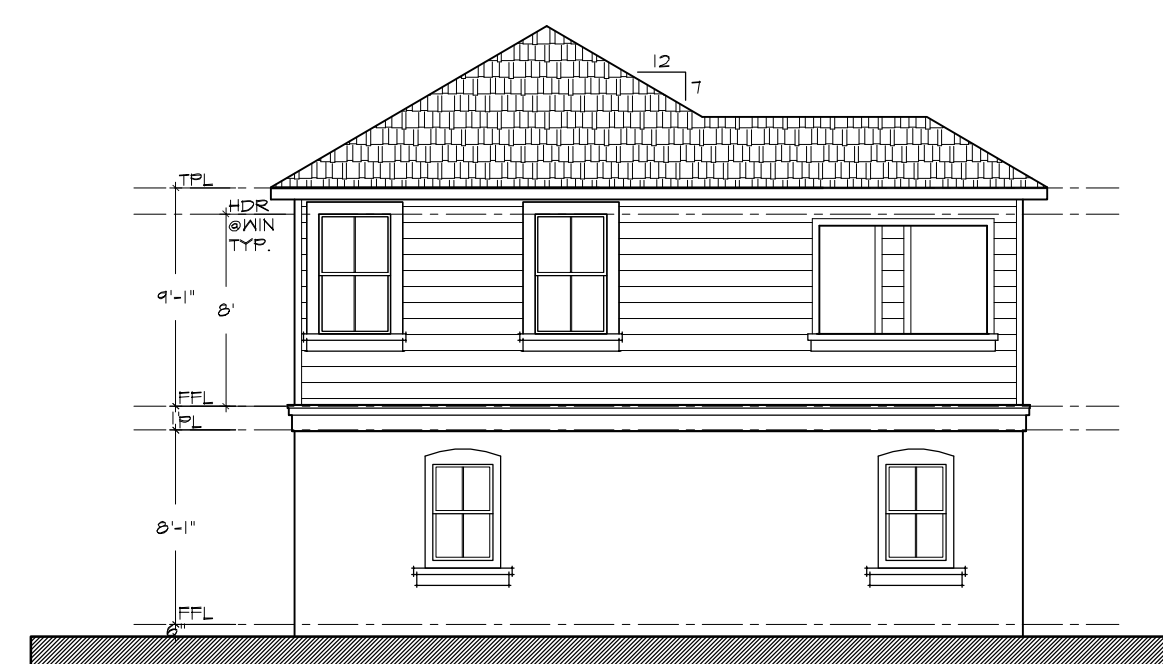
UNIT A
TOTAL ENTRY AREA: 794 S.Q.F.T.
CLOSET AREA: 190 S.Q.F.T.
AV. BUILT AREA: 64 S.Q.F.T.
ENTRY LANDING: 71 S.Q.F.T.



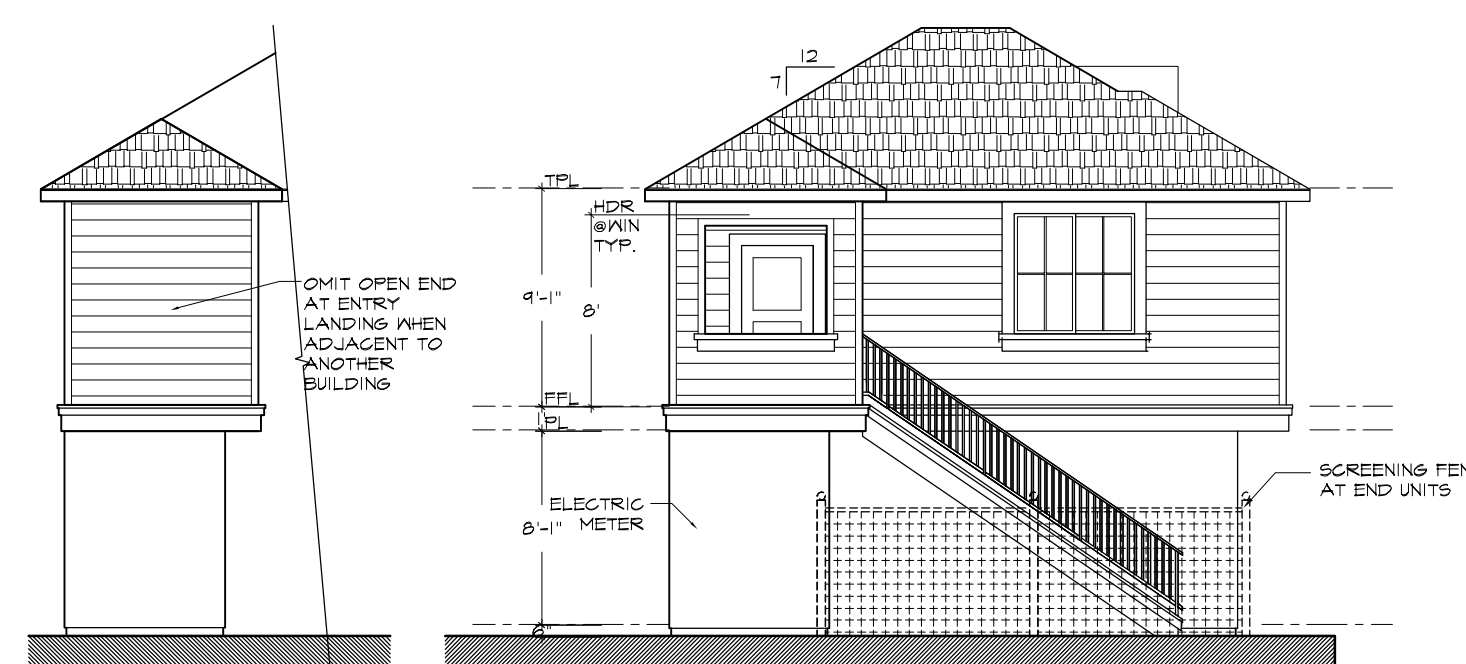
GARAGE LEVEL



RIGHT ELEVATION



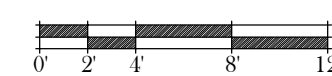
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



ONE UNIT BUILDING

VILLEBOIS

**CARRIAGE
UNITS**

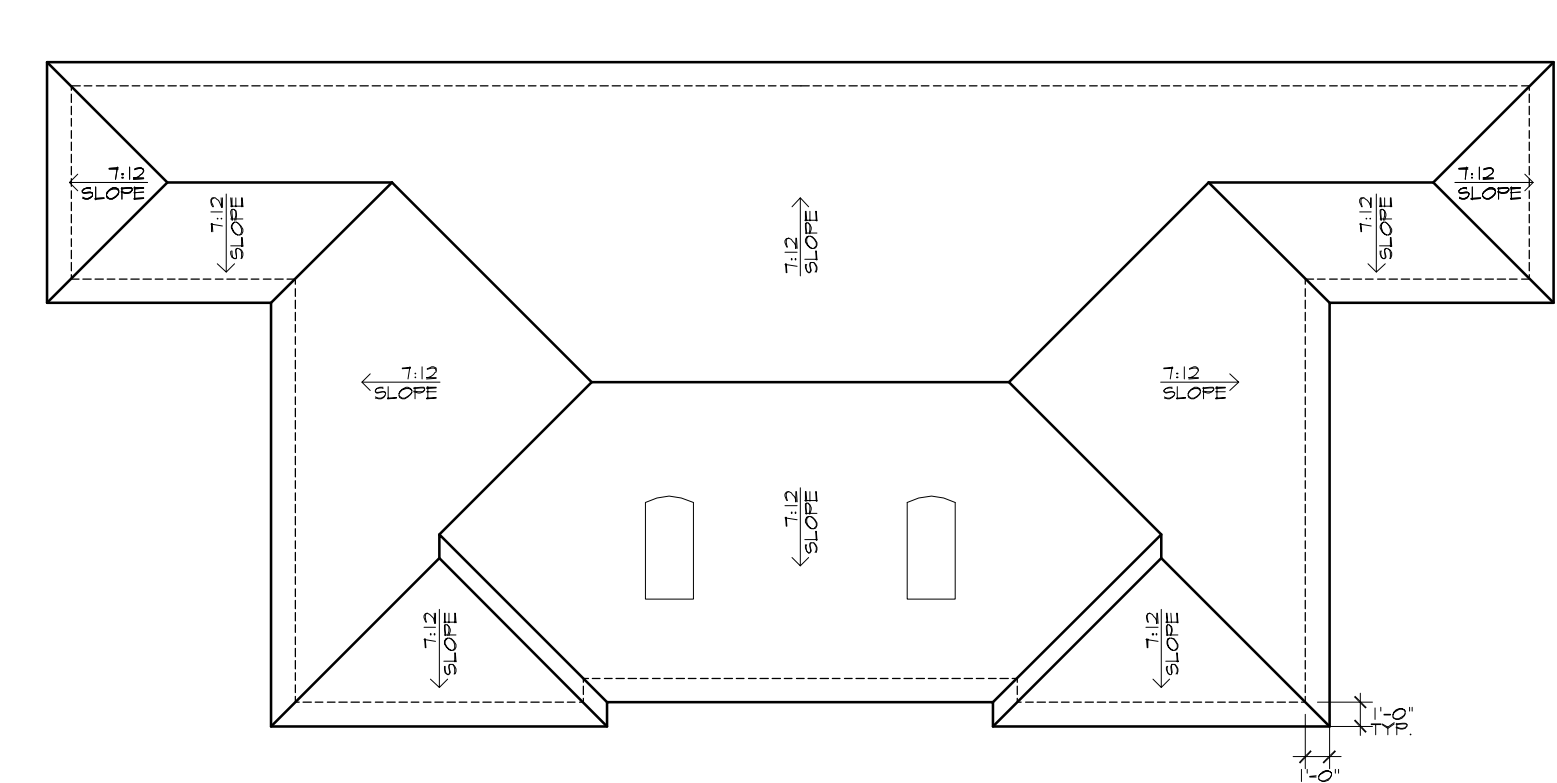
Final
Development
Plan

DATE: 12-02-08

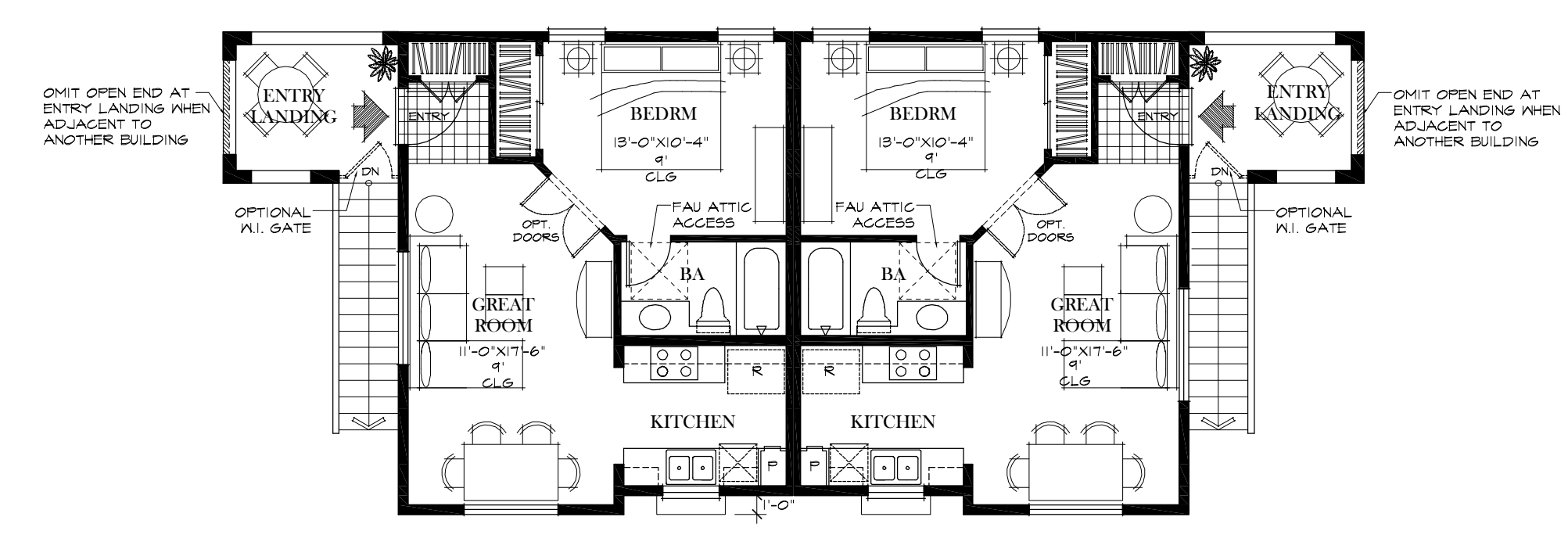
A.12



**COSTA
PACIFIC
COMMUNITIES**
IVERSON ARCHITECTS
PACIFIC COMMUNITY
DESIGN



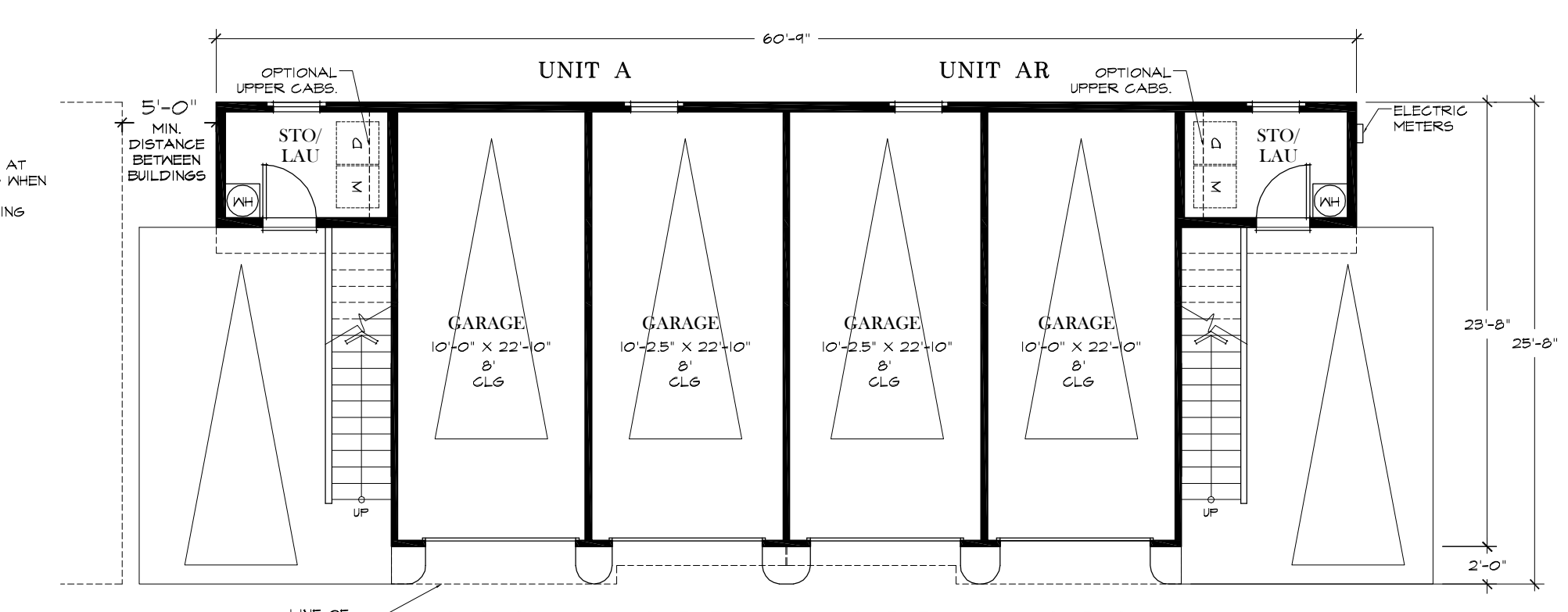
ROOF PLAN



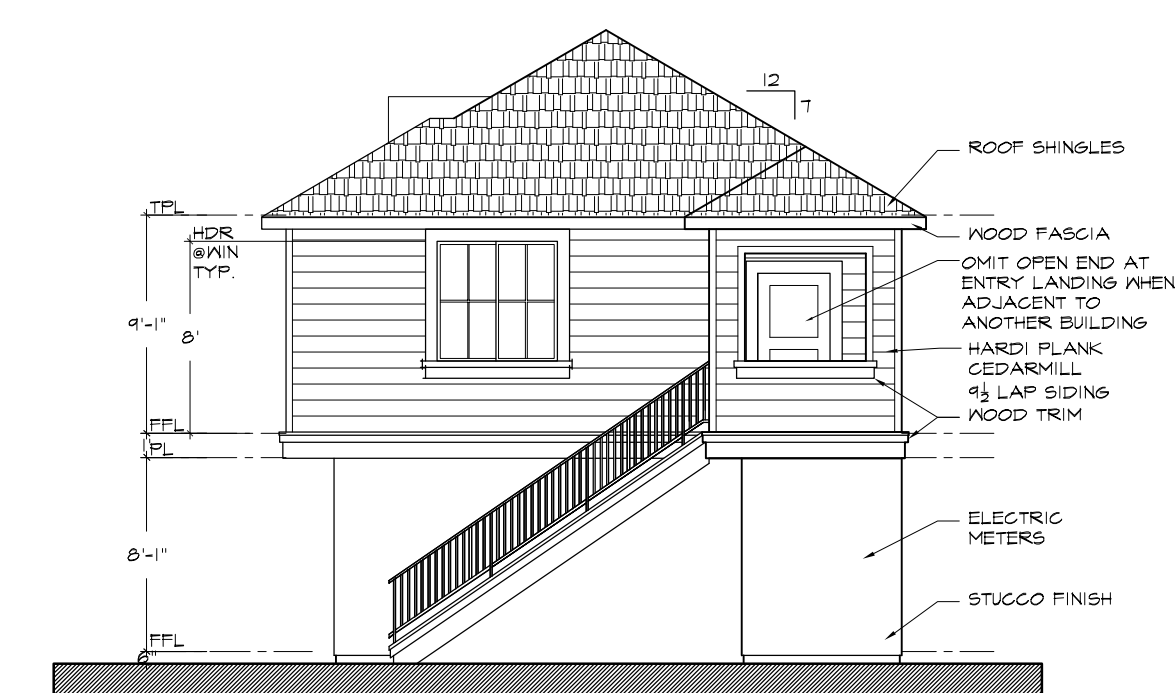
UNIT A
TOTAL FLOOR AREA: 994 SQ.FT.
CARRIAGE LINE: 793 SQ.FT.
MIN. SIDE/REAR ENTRY LANDING: 144 SQ.FT.
ENTRY LANDING: 75 SQ.FT.

UNIT AR
TOTAL FLOOR AREA: 994 SQ.FT.
CARRIAGE LINE: 793 SQ.FT.
MIN. SIDE/REAR ENTRY LANDING: 144 SQ.FT.
ENTRY LANDING: 75 SQ.FT.

FIRST LEVEL



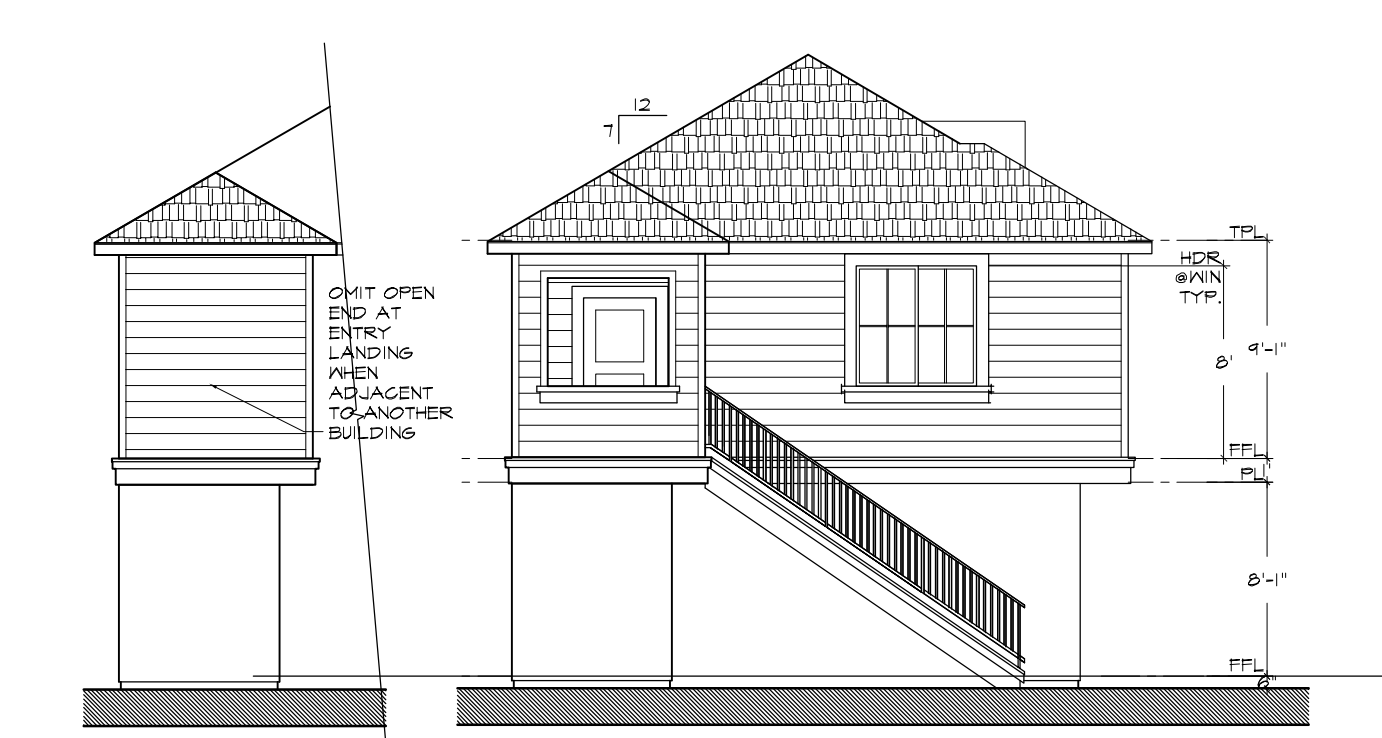
GARAGE LEVEL



RIGHT ELEVATION



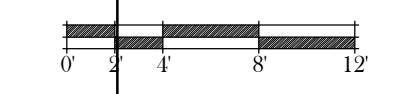
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



VILLEBOIS

**CARRIAGE
UNITS**

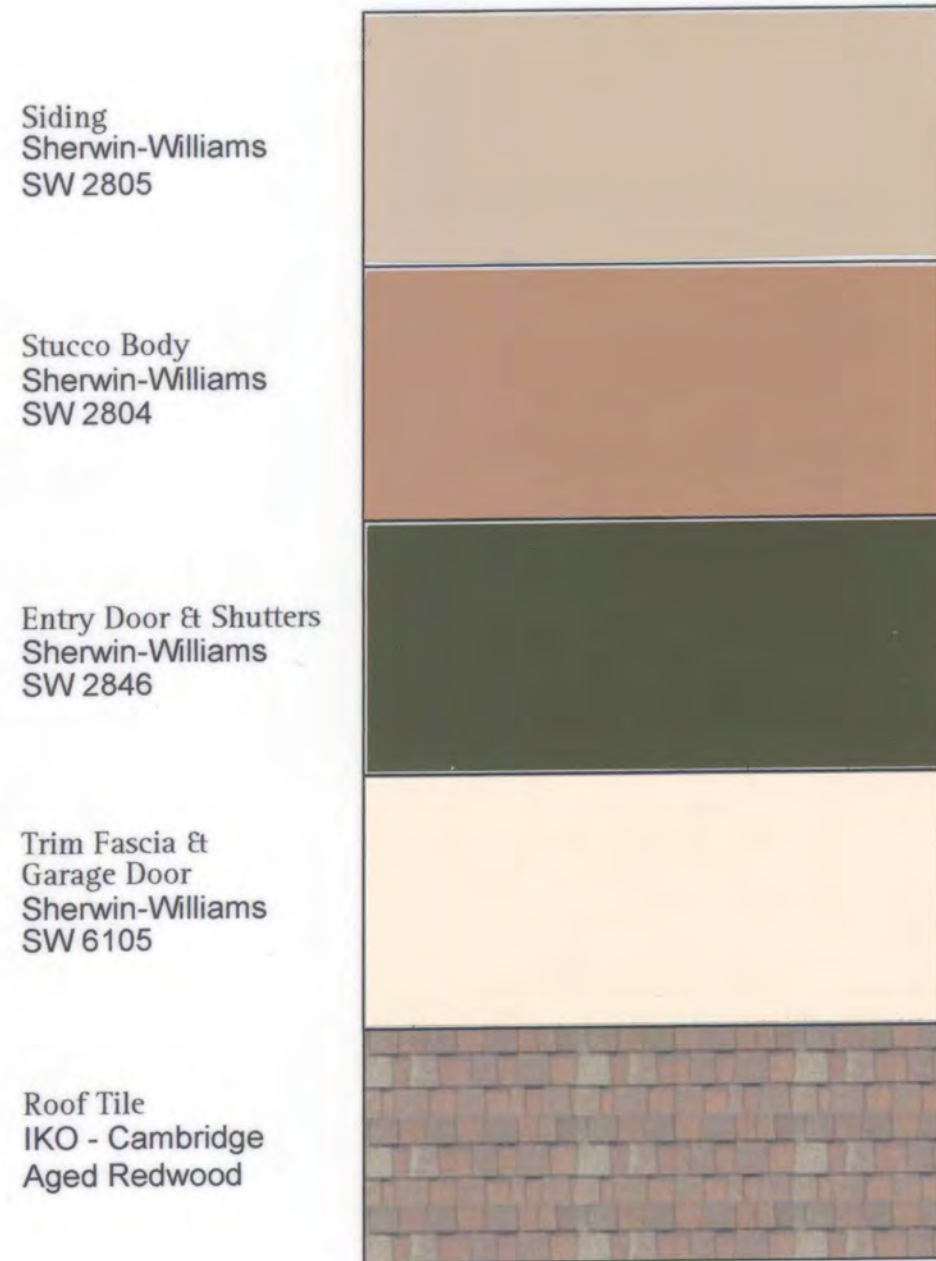
Final
Development
Plan

DATE: 12-02-08

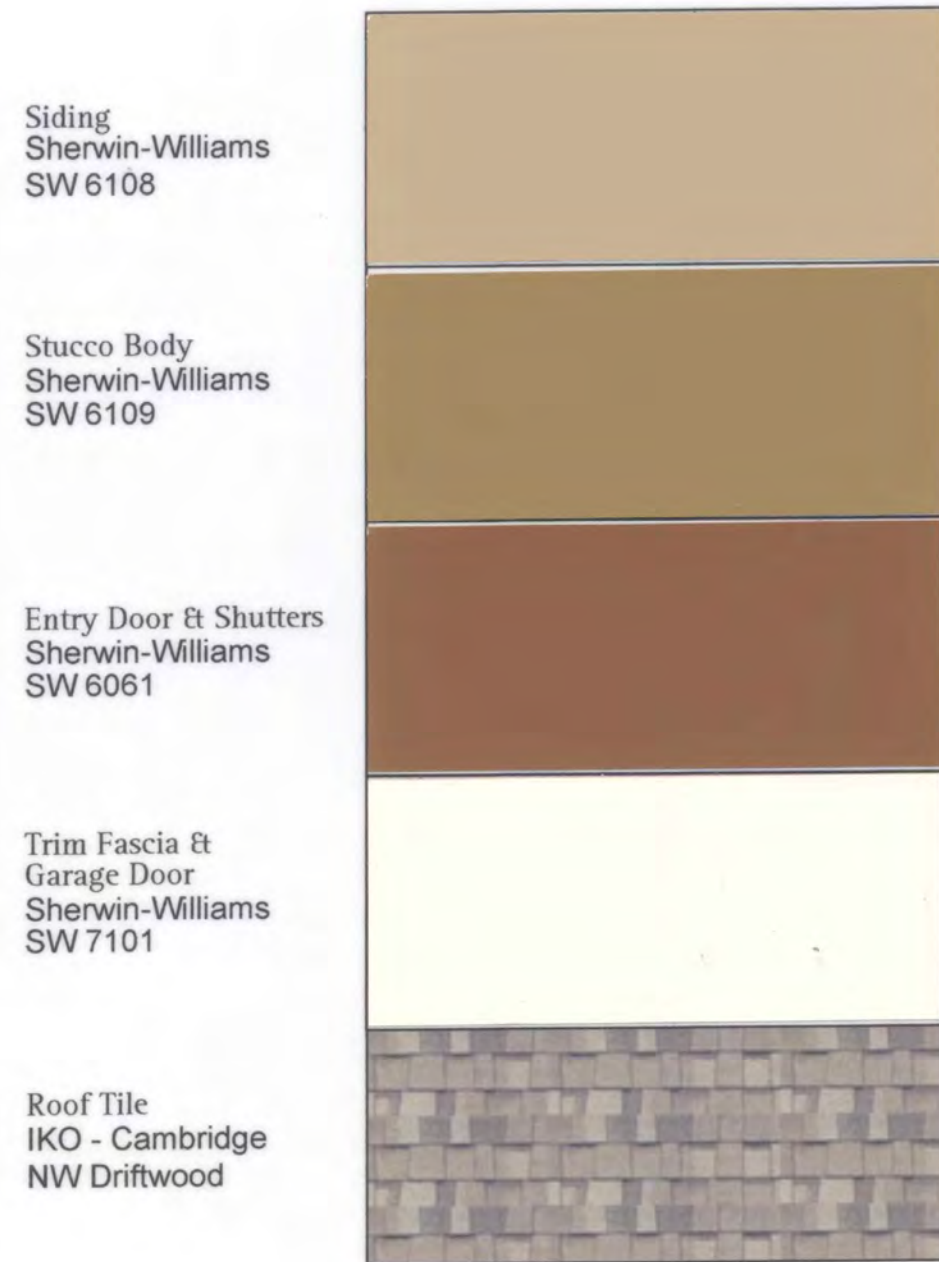
A.13

TWO UNIT BUILDING

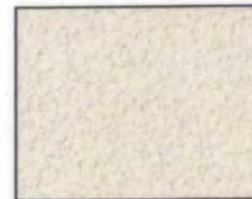
COLOR SCHEME A



COLOR SCHEME B



Stucco Finish
Senergy Sahara



CARVALHO CARRIAGE UNITS

WILSONVILLE, OREGON



MEMORANDUM

DATE: September 18, 2014
TO: City of Wilsonville
FROM: Jessie King, PE
Pacific Community Design
RE: Chateau Villebois (PDP 2C) Utility Analysis
Job No. 121-002

This memorandum report is to address the utility connections for the Chateau Villebois (PDP 2C) development portion of Villebois SAP Central. This phase is located within the Villebois Village Center, south and west of the Costa Circle West and Barber St intersection. This report will be divided into four sections: Water, Sanitary Sewer, Storm Sewer, and Rainwater Management.

Water

SAP Central defined the land use for this area to be urban apartments and village apartments. SAP Central also outlined water system plan for the area. The proposed development falls within the defined land use, and therefore complies with design intent of SAP Central.

Sanitary Sewer

This site is located within service area 3B, see attached exhibit. SAP Central defined the land use for this area to be urban apartments and village apartments with a total unit count of 40. The proposed development includes a total unit count of 52. The increase in peak flow will be 5.33 GPM (0.01 cfs) which represents 0.3% of the capacity of the downstream pipe. Based on this, there is adequate capacity for this development.

Storm Sewer

PDP 2 Central defined the land use for this area to be commercial area with 90% impervious area. The water quality and detention facilities were designed to provide treatment for this land use. The proposed layout has an impervious area of 88.6%. Based on this information the current facilities are adequately sized to provide treatment per the City of Wilsonville Public Works Standards.

Rainwater Management

The PDP 2 Central plan identified two planter boxes capable of treating 3,583 square feet of impervious area. The current building layout does not provide for a suitable location for planter

boxes. A bio-retention cell will be installed at the north end of Barber Street to collect 4,500 square feet of roof runoff from the Chateau Villebois building. The bio-retention cell will be 6' wide by 23' long (132 sf). Using a sizing factor of 0.03 this facility will be sized to treat 4,600 sf. This facility will treat more square footage than the PDP application, therefore the rainwater management plan meets the previously proposed conditions.

Thank you.

Attachments:

1. Sanitary Sewer Service Area Exhibit



Villebois

PACIFIC COMMUNITY DESIGN, INC

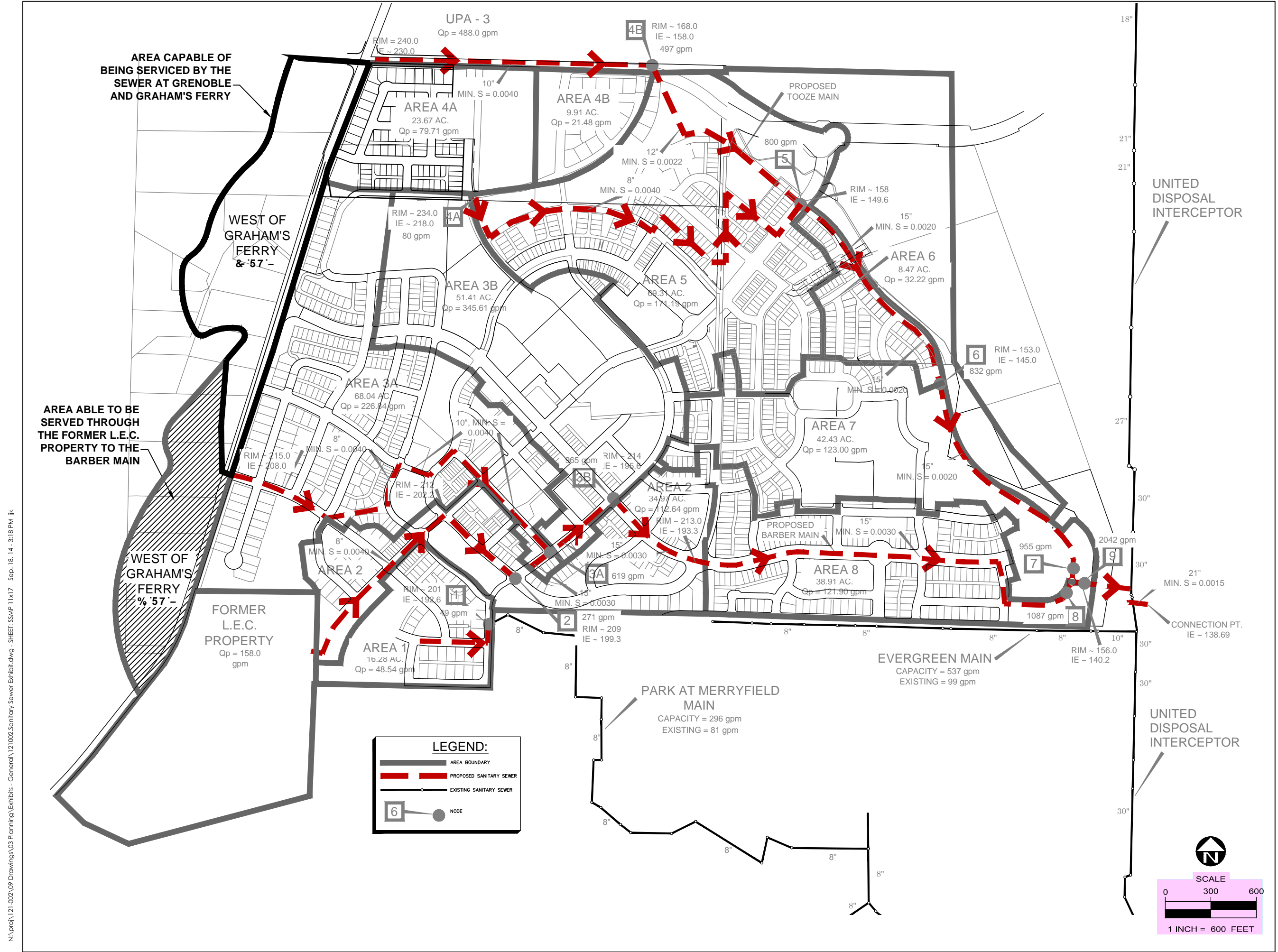
VILLEBOIS

Villebois Phase 2 Central Preliminary Sewer Plan

Sanitary Sewer United Disposal

DATE: 9/18/2014

SS1



N:\proj\121-002\09 Drawings\03 Planning\Exhibits - General\121002.Sanitary Sewer Exhibit.dwg - SHEET: SSWP 11x17 Sep. 18. 14. - 3:18 PM jik



117 Commercial Street NE
 Suite 310
 Salem, OR 97301
 503.391.8773
 www.dksassociates.com

MEMORANDUM

DATE: October 10, 2014

TO: Steve Adams, P.E., City of Wilsonville

FROM: Scott Mansur, P.E., PTOE *Sm*
 Brad Coy, P.E.
 Halston Tuss, E.I.T

SUBJECT: Villebois SAP Central PDP 2C Transportation Study



P14006-020

This memorandum evaluates trip generation for the updated Planned Development Phase (PDP) 2C within Villebois Village's Specific Area Plan (SAP) Central area. The review is based on a revised site plan provided by the project sponsor.¹ Chateau Villebois, LLC is proposing to develop part of Phase 2 (PDP 2C) of SAP Central, which consists of Tax Lots 1900, 2200 and 2500 on Clackamas County Tax Map 31W15AC and is approximately 0.82 acres in size. A total of 52 apartments are proposed with this application: 49 apartments are proposed as Chateau Villebois (Lot 71) and 3 apartments are proposed as Carriage Homes (Lot 74). Previously 39 condos were approved for Lot 71 and 3 condos were approved for Lot 74. The proposed site plan can be found in the appendix.

The following sections of this memorandum document the SAP Central land use and trip generation (general area), PDP 2C trip generation, and the site plan impacts for PDP C.

SAP Central Land Use/Trip Generation

Currently, SAP Central is approved to include a total of 58 single family units, 452 condo/townhouse units, and 501 apartment units for a total of 1,011 residential units, along with 3,000 sq. ft. of commercial space. As shown in Table 1, the approved land uses are estimated to generate 610 (398 in, 212 out) p.m. peak hour trips. These trips have been analyzed and appropriate mitigations have already been identified and accounted for as part of prior traffic impact analysis.

¹ Villebois Phase 2 Central Chateau Villebois/Carriage Homes Site Plan, Pacific Community Design, September 18, 2013.



Table 1: Approved – SAP Central Trip Generation

Land Use (ITE Code)	Size	Average Trip Generation Rate	Number of New Trips		
			In	Out	Total
Single Family Units (210)	58 units	1.01 trips/unit	37	22	59
Condo/Townhome (230)	452 units	0.52 trips/unit	157	78	235
Apartments (220)	501 units	0.62 trips/unit	202	109	311
Shopping Center (820)	3 KSF	3.75 trips/KSF	5	6	11
Total Trips			401	215	616
<i>Internal Trips^a</i>			-1	-1	-2
<i>Pass-By Trips^b</i>			-2	-2	-4
Net New Trips			398	212	610

^a Internal trip rates based on percentage obtained from ITE’s *Trip Generation Manual*, 9th Edition, 2012

^b 34% of external shopping center trips

The number of residential and commercial land uses that have already been built or are under permit includes 58 single family units, 41 condo/townhouse units, and 401 apartment units for a total of 500 residential units, along with 3,000 sq. ft. of commercial space. This is 411 less condo/townhome units and 100 less apartment units than the original approval. Table 2 shows that the residential and commercial land uses currently built or under permit are expected to generate 334 (215 in, 119 out) p.m. peak hour trips, which leaves 276 p.m. peak hour trips available for future development in SAP Central before approved trip levels would be exceeded.

Table 2: Built or Under Permit – SAP Central Trip Generation

Land Use (ITE Code)	Size	Average Trip Generation Rate	Number of New Trips		
			In	Out	Total
Single Family Units (210)	58 units	1.01 trips/unit	37	22	59
Condo/Townhome (230)	41 units	0.52 trips/unit	14	7	21
Apartments (220)	401 units	0.62 trips/unit	162	87	249
Shopping Center (820)	3 KSF	3.75 trips/KSF	5	6	11
Total Trips			218	122	340
<i>Internal Trips^a</i>			-1	-1	-2
<i>Pass-By Trips^b</i>			-2	-2	-4
Net New Trips			215	119	334

^a Internal trip rates based on percentage obtained from ITE’s *Trip Generation Manual*, 9th Edition, 2012

^b 34% of external shopping center trips



SAP Central PDP 2C Trip Generation

SAP Central is broken into approximately 13 Planned Development Phases (PDPs). Table 3 shows the estimated trip generation for PDP 2C based on the previously approved 39 condos for Lot 71 and 3 condos for Lot 74 unit counts provided by the project sponsor. As shown, the 42 approved residential units previously planned would generate approximately 22 (14 in, 8 out) p.m. peak hour trips.

Table 3: Approved PDP 2C P.M. Peak Hour Trip Generation

Land Use (ITE Code)	Number of Units	Average Trip Generation Rate	Number of New Trips		
			In	Out	Total
<i>Lot 71 - Condo/Townhome (230)</i>	39	0.52 trips/unit	13	7	20
<i>Lot 74 - Condo/Townhome (230)</i>	3	0.52 trips/unit	1	1	2
TOTAL	42	-	14	8	22

Table 4 shows the estimated trip generation for PDP 2C based on the currently proposed 49 Chateau Villebois apartments for Lot 71 and 3 Carriage Homes apartments for Lot 74 (unit counts provided by the project sponsor). As shown, the 52 proposed residential units planned would generate approximately 32 (21 in, 11 out) p.m. peak hour trips. This is 10 p.m. peak hour trips more than what was approved for Lot 71 and Lot 74; however, SAP Central is only partially developed and there are still 276 p.m. peak hour trips available prior to reaching the approved level of 610 p.m. peak hour trips. As future phases are proposed, the number of units and their estimated trip levels will need to continue to be monitored to ensure the total number of SAP Central trips remains below its approved level.

Table 4: Proposed PDP 2C P.M. Peak Hour Trip Generation

Land Use (ITE Code)	Number of Units	Average Trip Generation Rate	Number of New Trips		
			In	Out	Total
<i>Lot 71 – Apartments (220)</i>	49	0.62 trips/unit	20	10	30
<i>Lot 74 – Apartments (220)</i>	3	0.62 trips/unit	1	1	2
TOTAL	52	-	21	11	32

Site Plan Evaluation

DKS reviewed the current site plan provided by the project sponsor, and the site plan comments are summarized below. Corresponding callouts have been placed on the attached copy of the site plan.

- A. **Pedestrian Links-** The site plan shows proposed sidewalks surrounding the apartment complexes that connect to the existing marked pedestrian crossings at the intersections of SW Barber Street/Costa Circle West, SW Villebois Drive/SW Toulouse Street, and SW Villebois Drive/SW Barber Street. Regional Park component 3, a proposed private recreation facility that will be owned by the Homeowners Association located north of PDP 2C, will be a major generator of pedestrian traffic northwest of the proposed site. The project sponsor should ensure that the appropriate pathways to and from this park



are incorporated into the Villebois SAP Central PDP 2C development, as well as connections to the major pedestrian connections and paths identified within the *Villebois Master Plan*. A copy of the Parks and Open Space Plan and Recreational Experiences Plan from the *Villebois Master Plan* is attached to this document for reference.

- B. **Parking-** In total, the apartment units include 33 one bedroom units requiring 1 space per unit, 12 two bedroom units requiring 1.5 spaces per unit, and 7 three bedroom units requiring 1.75 spaces per unit. This results in 64 total parking spaces required. The proposed site plan provides 69 off-street parking and 10 on-street parking, exceeding the spaces required.

Summary

A summary of key findings relating to the SAP Central PDP 4C review include the following:

- Lots 71 and 74, within SAP Central PDP 2C, were previously approved for 42 condo/townhome units, which were expected to generate 22 (14 in, 8 out) p.m. peak hour trips. However, the project sponsor has proposed a change that consists of 52 apartment units on these lots, which is expected to increase the trips generated to 32 (21 in, 11 out) during the p.m. peak hour.
- While the revised uses for Lots 71 and 74 will increase trip levels by 10 p.m. peak hour trips, SAP Central is only partially developed and there are still 276 p.m. peak hour trips available prior to reaching the approved level of 610 p.m. peak hour trips. As future phases are proposed, the number of units and their estimated trip levels will need to continue to be monitored to ensure the total number of SAP Central trips remains below its approved level

Please let us know if you have any questions or comments.



Appendix



Villebois

CHATEAU VILLEBOIS, LLC
OTAK, INC.
PACIFIC COMMUNITY DESIGN, INC.

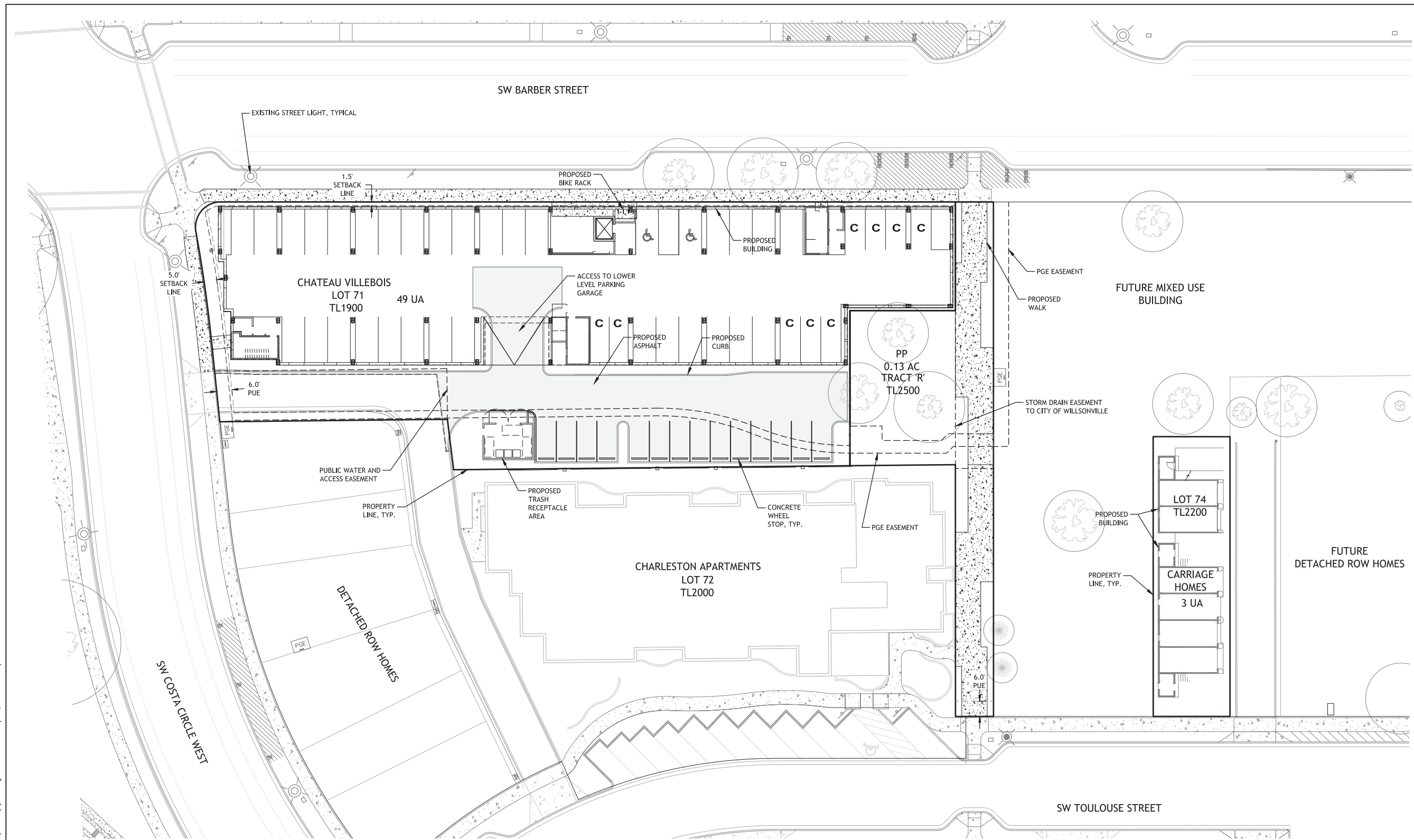
VILLEBOIS
PHASE 2 CENTRAL
CHATEAU
VILLEBOIS/
CARRIAGE HOMES

PDP Modification /
FDP Submittal

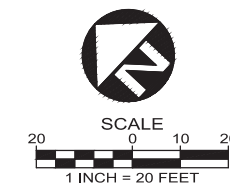
Site / Land
Use Plan

DATE: 09/12/2014

3



UA= URBAN APARTMENTS
PP=POCKET PARK





Villebois

CHATEAU VILLEBOIS, LLC
OTAK, INC.
PACIFIC COMMUNITY DESIGN, INC.

VILLEBOIS
PHASE 2 CENTRAL
CHATEAU
VILLEBOIS/
CARRIAGE HOMES

PDP Modification /
FDP Submittal

Circulation &
Parking Plan

DATE: 09/12/2014

6

LEGEND:

9 NUMBER OF PARKING STALLS IN A SPECIFIC AREA

CAR IN PARKING STALL

PARKING COUNT:

CARRIAGE HOMES

REQUIRED:
1 BEDROOM UNITS (3)
AT 1 SPACE PER UNIT= 3
TOTAL= 3 SPACES

PROVIDED:
OFF STREET PARKING 8
TOTAL= 8 SPACES

CHATEAU VILLEBOIS

REQUIRED:
1 BEDROOM UNITS (30) 30
AT 1 SPACE PER UNIT=
2 BEDROOM UNITS (12) 12
AT 1.5 SPACES PER UNIT= 18
3 BEDROOM UNITS (7) 7
AT 1.75 SPACES PER UNIT= 13
TOTAL= 61 SPACES

PROVIDED:
OFF STREET PARKING 42
-PARKING GARAGE= 42
-SURFACE PARKING= 14
-CARRIAGE HOME SPACES TO BE LEASED FOR CHATEAU VILLEBOIS APARTMENT USE= 5
TOTAL= 61 SPACES

ON STREET PARKING

2-CARRIAGE HOMES (TOULOUSE ST)
2-CHATEAU VILLEBOIS (COSTA CIRCLE WEST)
6-CHATEAU VILLEBOIS (BARBER ST)

UNIT COUNT:

CHATEAU VILLEBOIS

1 - BEDROOM 30
2 - BEDROOM 12
3 - BEDROOM 7
TOTAL UNITS 49
AVG. DENSITY 49 UNITS/.61 AC

CARRIAGE HOMES

1 - BEDROOM 3
TOTAL UNITS 3
AVG. DENSITY 3 UNITS/.08 AC

TOTAL UNITS 52
TOTAL AVG. DENSITY 52 UNITS/.69 AC

LANDSCAPE AREA:

CHATEAU VILLEBOIS (LOT 71)

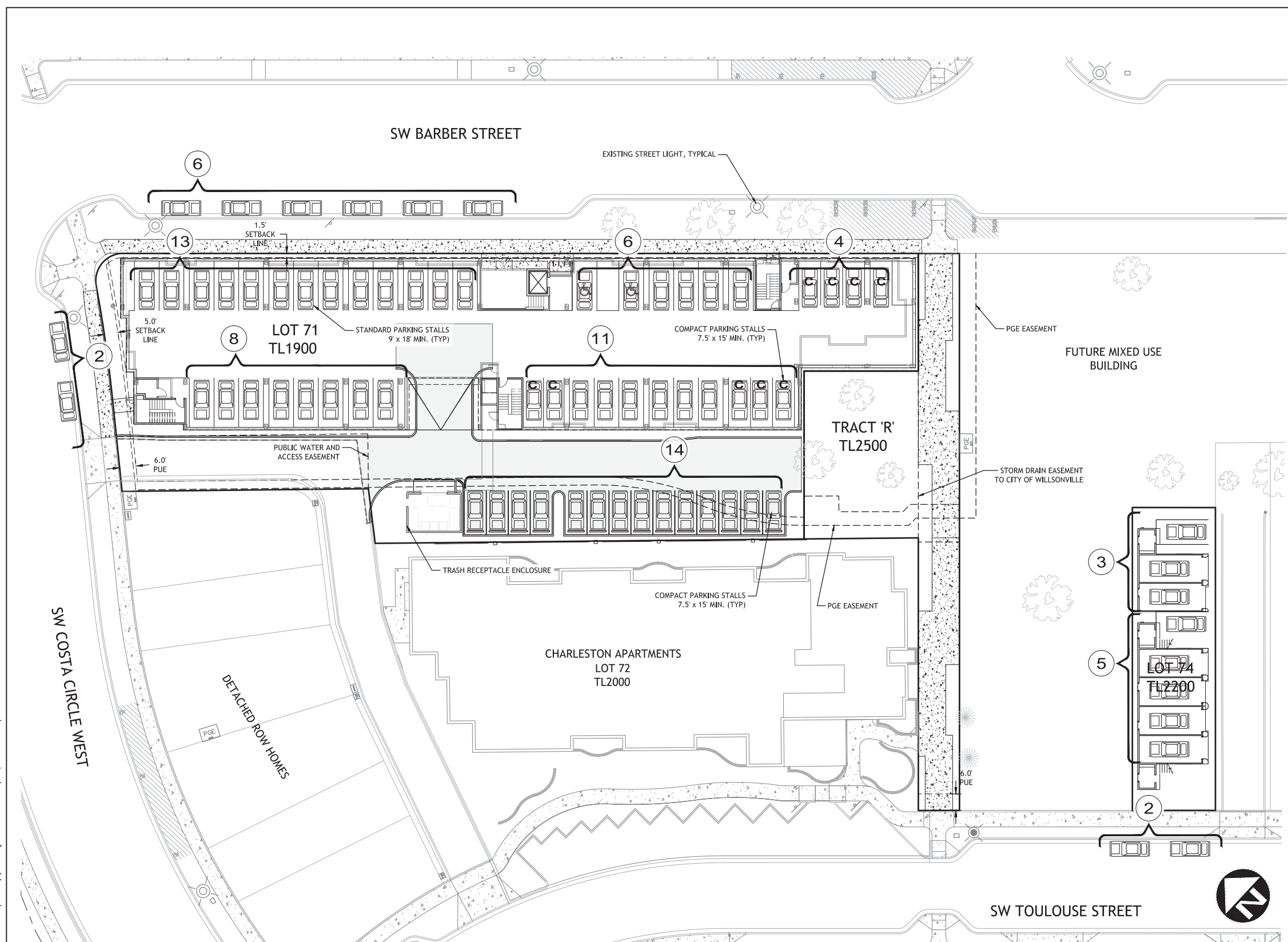
LANDSCAPE AREA 2,790 SF (10.5%)
BUILDING AREA 16,567 SF
PARKING/PAVED AREA 7,204 SF
TOTAL LOT AREA 26,551 SF

CARRIAGE HOMES (LOT 74)

LANDSCAPE AREA 725 SF (21.7%)
BUILDING AREA 1,881 SF
PARKING/PAVED AREA 735 SF
TOTAL LOT AREA 3,341 SF

POCKET PARK (TRACT R)

LANDSCAPE AREA 3320 SF
HARDSCAPE AREA 2264 SF
TOTAL PARK AREA 5584 SF



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SAP Central (updated 9/09/14)

LAND USE	Existing Count				Proposed										Total
	SAP CENTRAL	PDP 1C*	PDP 2C**	PDP 3C	PDP 4C	5C	6C	7C	8C	9C	10C	11C	12C	13C	
Estate	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Large	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Small Detached	8	0	0	0	8	0	0	0	0	0	0	0	0	0	8
Small Attached/Cottage	9	0	0	0	9	0	0	0	0	0	0	0	0	0	9
Rowhouse	155	56	13	0	40	(28-46)	0	0	0	0	(8-10)	0	0	0	109 + (36-56)
Nbhd Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Village Apartments	411	304	52	0	0	0	(4-8)	0	(6-14)	0	0	(24-36)	(24-36)	(66-98)	356 + (124-192)
Condos	94	3	0	0	0	0	0	0	0	(15-30)	(13-26)	0	0	0	(18-56)
Urban Apartments	90	0	49+9	0	0	0	0	(22-42)	0	0	0	(18-32)	0	0	(40-74)
Mixed Use Condos	104	(8-12)	(24-30)	0	0	0	0	0	0	(13-52)	0	(11-44)	0	0	58+(56-138)
Specialty Condos	127	0	0	0	0	0	(40-70)	0	(34-60)	0	0	0	0	0	(74-130)
subtotal	998	363+(8-12)	123 + (24-30)	0	57	(28-46)	(44-78)	(22-42)	(40-74)	(28-82)	(21-38)	(53-112)	(24-36)	(66-98)	543+ (358-648)
TOTAL UNITS	998														901 - 1,191

(#-#) indicates range approved with either PDP or SAP, but no building or refined unit count yet defined

* PDP 1C Approved & Built; FDP's Approved for The Alexan - 274 Apts (built), 39 RH w/ Polygon 2013 MOD (31 built), 3 Carvalho Condos (built), and 30 Rainwater Garden Apts (built) + 2014 PDP Mod to change 30 condos to 18 RH & 8 RH to 7 RH

**PDP 2C Approved & Built; FDP's Approved for The Charleston - 52 Apts (built), 13 RH w/ Polygon MOD (built), Carvalho Carriage Homes - 6 Apts approved 2014 (0 built) + 2014 PDP Mod to change 39 Condo's (Trafalgar Flats) to 49 Urban Apts + 3 Condo's (Carriage Homes) to 3 Urban Apts

Proposed Count	
LAND USE	SAP CENTRAL
Estate	0
Large	0
Standard	0
Medium	0
subtotal	0
Small Detached	8
Small Attached/Cottage	9
Rowhouse	155
Nbhd Apartments	0
Village Apartments	411
Condos	46
Urban Apartments	148
Mixed Use Condos	104
Specialty Condos	127
subtotal	1,008
TOTAL UNITS	1,008

Villebois (updated 9/09/14)

Land Use Table

LAND USE	SAP NORTH	SAP SOUTH	SAP EAST	SAP CENTRAL	TOTAL
Estate	22	0	0	0	22
Large	43	104	0	0	147
Standard	20	68	49	0	137
Medium	89	127	112	0	328
subtotal	174	299	161	0	634
Small Detached	214	158	226	8	606
Small Attached / Cottage	49	0	147	9	205
Rowhouse	0	103	42	155	300
Nbhd Apartments	10	21	0	0	31
Village Apartments	0	0	0	411	411
Condos	0	0	0	46	46
Urban Apartments	0	0	0	148	148
Mixed Use Condos	0	0	0	104	104
Specialty Condos	0	0	0	127	127
subtotal	273	282	415	1,008	1,978
TOTAL UNITS	447	581	576	1,008	2,612

Figure 5



Legend

- Neighborhood Commons
- Pocket Park
- Linear Green
- Urban Plaza
- Villebois Proposed Major Pathways
- Villebois Proposed Minor Pathways
- Villebois Proposed Nature Trails
- Wetland Delineation
- Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)
- Significant Resource Overlay Zone (SROZ) with 25' buffer
- Elementary School Site: includes minimum 3 acre Community Park

Tree Rating

- Important
- Good
- Moderate
- Poor
- Tree Canopy Unspecified

NOTE: Tree ratings are conceptual and are to be re-evaluated with appropriate SAP application.

Classification Method:
Trees were rated based on the following considerations:

1. Health
2. Species (natives with habitat and ecosystem value)
3. Compatibility with development
4. Form / Visual Interest / Mature Size

- Trees in the important category rated high in all four areas.
- Trees in the good category had good health and were a desirable species, but had irregular form or less compatibility with development.
- Trees in the moderate category had good to moderate health and form, but were a less desirable species or may be less compatible with development.
- Trees in the poor category had poor health and/or substantial damage.

- Neighborhood Parks - 21.97 acres**
- East Neighborhood Park - 1.60 acres
- Cedar Park - 1.00 acre
- Oak Park - 1.53 acre
- Fir Park - 1.00 acre
- (UP)Village Center Plaza - 0.52 acres
- Hilltop Park - 2.90 acres
- West Neighborhood Park - 1.80 acres
- (PP)Pocket Parks - 5.83 acres
- (LG)Linear Greens with Pathways- 5.10 acres
- (LG)Village Center Promenade- 0.69 acres
- Community Parks - minimum 3.00 Acres**
- Elementary School
Minimum 3 acres of park area associated with school location
- Regional Parks - 33.45 acres**
- Villebois Greenway - 33.45 acres
- Open Space - 101.31 acres**
- Forested Wetland Preserve - 5.07 acres
- Forested Wetland Preserve (Future Study Area) - 23.05 acres
- Upland Forest Preserve - 10.60 acres
- Coffee Lake Natural Area - 62.59 acres

Total amount of Parks= 58.42 acres
Total amount of Open Space= 101.31 acres
Total amount of Parks & Open Space= 159.73 acres

- Trails and Pathways - 50.38 miles**
- Nature Trail - 1.85 miles
- Minor Path - 1.20 miles
- Major Path - 2.90 miles (Tonquin Trail/Villebois Loop Trail/ Coffee Lake-Wood Trail)
- Bike Lane - 9.90 miles
- Sidewalks - 34.53 miles

- ### Park Legend
- City ownership; HOA maintenance for 5 years; then city maintenance except for Special Features. (Note: NP-4 and NP-6 may be in this category if restrooms and parking are provided for the community in addition to the park area shown. If not they will be owned and maintained by the HOA with public access.)
 - Owned and maintained by HOA with public access.
 - Coffee Lake Open Space- To be publicly owned and maintained, with more specific responsibilities to be detailed at the time of specific O&M Agreement for the appropriate development phase(s).

NOTES:
The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations. Flood Insurance Rate Map 410025-0004-C dated February 19, 1987 shows the northerly limit of the detailed study area having an elevation of 143 (Ft. NGVD). This elevation has been used to approximate the flood plain limits within the project limits. Development in and around wetlands will be done per all applicable federal, state and local wetland regulations.

Figure 5A





MEMORANDUM

DATE: September 19, 2014

TO: Blaise Edmonds/Dan Pauly

FROM: Jack Ross

RE: Tree Report for Chateau Villebois, Carriage Homes, and Pocket Park on Tract 'R'

There are 6 existing trees in the subject area. Trees #476, #477 and #478 on Tract 'R' are all "moderate" trees shown to be retained within the pocket park. Trees #464, #465, and #466 are all "important" or "good" trees shown to be retained in a planter along Barber Street, in front of Chateau Villebois. No removal of any trees is proposed with these FDP's.

The FDP applications for Chateau Villebois and the Carriage Homes are consistent with that shown in the PDP. The tree inventory spreadsheet for PDP 2 Central is provided following this memorandum, with the trees within these FDP's highlighted.

Thank you.

Villebois SAP Central Tree Inventory

Survey No.	Tree Tag	Species	DBH (in.)	Crad (ft.)	Condition	Rating	Recommendation	PDP 1	FDP 1	FDP 2	FDP 3	PDP 2
4279	311	Pin oak	19	14	needs pruning	Good	Retain	x				x
4523	321	London planetree	18	14	needs pruning	Moderate	Likely to be removed - construction	x				x
4274	454	Scarlet oak	33	18	needs pruning	Important	Retain					x
3905	455	Pissard plum	19	12	needs pruning	Poor	Remove - condition					x
3904	456	European beech	19	12	viable	Good	Retain					x
3903	457	European beech	24	14	viable	Important	Retain					x
	458	London planetree	14	12	terminal decline; crown damage	Poor	Remove - condition					x
4731	459	Pin oak	17	12	needs pruning	Moderate	Remove - construction					x
	460	London planetree	15	12	viable	Moderate	Likely to be removed - construction					x
	461	London planetree	25	14	viable	Moderate	Remove - construction					x
	462	London planetree	11	12	viable	Poor	Remove - condition					x
	463	London planetree	25	14	crown decay	Poor	Remove - condition					x
4768	464	Pin oak	18	14	needs pruning	Important	Retain					x
4769	465	Pin oak	21	14	needs pruning	Good	Retain					x
4770	466	Pin oak	19	12	needs pruning	Important	Retain					x
	467	Red maple	17	12	deadwood; needs pruning	Good	Likely to be removed - construction					x
4718	468	Red maple	20	12	Multi-stem, poor form, leaning	Moderate	Remove - construction	x			x	
	469	Oregon white oak	2	8	viable	Important	Re-locate	x			x	
	475	Oregon white oak	22	14	Poor structure	Moderate	Likely to be removed - construction					x
4744	476	Linden	22	12	viable	Moderate	Retain					x
4745	477	Linden	16	12	viable	Moderate	Retain					x
4746	478	Linden	35	14	viable	Moderate	Retain					x
	479	White pine	8	8	viable	Moderate	Retain					x
	480	Pine sp.	7	8	Stem cankers	Poor	Remove - condition					x
	481	Austrian pine	7	8	viable	Good	Retain					x
	482	Pine sp.	9	8	viable	Good	Retain					x
	483	Pine sp.	7	8	viable	Good	Remove - construction					x
	484	Pine sp.	9	8	viable	Good	Transplant					x
	485	Sweetgum	9	8	viable	Good	Likely to be removed - construction					x
	486	Sweetgum	11	8	viable	Good	Likely to be removed - construction					x
4749	487	Norway maple	15	10	viable, Verticillium	Moderate	Remove - construction					x
4750	488	Pin oak	17	12	needs pruning	Important	Retain					x
4751	489	Pin oak	23	14	Structural problems upper crown. Needs pruning.	Good	Retain					x

Villebois SAP Central Tree Inventory

Survey No.	Tree Tag	Species	DBH (in.)	Crad (ft.)	Condition	Rating	Recommendation	PDP 1	FDP 1	FDP 2	FDP 3	PDP 2
	490	Red alder	17	12	viable	Poor	Remove - condition					x
	491	Fuji cherry	24	10	mechanical damage to trunk	Poor	Remove - condition					x
	492	Pine sp.	12	8	mechanical damage to trunk	Poor	Remove - condition					x
4743	493	Western sycamore	20	12	viable	Moderate	Remove - construction					x
4734	494	Linden	11	10	viable	Moderate	Remove - construction					x
4733	495	Linden	13	10	viable	Moderate	Remove - construction					x
4732	496	Linden	16	10	viable	Moderate	Remove - construction					x

SAP Central (updated 9/09/14)

LAND USE	Existing Count				Proposed										Total
	SAP CENTRAL	PDP 1C*	PDP 2C**	PDP 3C	PDP 4C	5C	6C	7C	8C	9C	10C	11C	12C	13C	
Estate	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Large	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Small Detached	8	0	0	0	8	0	0	0	0	0	0	0	0	0	8
Small Attached/Cottage	9	0	0	0	9	0	0	0	0	0	0	0	0	0	9
Rowhouse	155	56	13	0	40	(28-46)	0	0	0	0	(8-10)	0	0	0	109 + (36-56)
Nbhd Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Village Apartments	411	304	52	0	0	0	(4-8)	0	(6-14)	0	0	(24-36)	(24-36)	(66-98)	356 + (124-192)
Condos	94	3	0	0	0	0	0	0	0	(15-30)	(13-26)	0	0	0	(18-56)
Urban Apartments	90	0	49+9	0	0	0	0	(22-42)	0	0	0	(18-32)	0	0	(40-74)
Mixed Use Condos	104	(8-12)	(24-30)	0	0	0	0	0	0	(13-52)	0	(11-44)	0	0	58+(56-138)
Specialty Condos	127	0	0	0	0	0	(40-70)	0	(34-60)	0	0	0	0	0	(74-130)
subtotal	998	363+(8-12)	123 + (24-30)	0	57	(28-46)	(44-78)	(22-42)	(40-74)	(28-82)	(21-38)	(53-112)	(24-36)	(66-98)	543+ (358-648)
TOTAL UNITS	998														901 - 1,191

(#-#) indicates range approved with either PDP or SAP, but no building or refined unit count yet defined

* PDP 1C Approved & Built; FDP's Approved for The Alexan - 274 Apts (built), 39 RH w/ Polygon 2013 MOD (31 built), 3 Carvalho Condos (built), and 30 Rainwater Garden Apts (built) + 2014 PDP Mod to change 30 condos to 18 RH & 8 RH to 7 RH

**PDP 2C Approved & Built; FDP's Approved for The Charlston - 52 Apts (built), 13 RH w/ Polygon MOD (built), Carvalho Carriage Homes - 6 Apts approved 2014 (0 built) + 2014 PDP Mod to change 39 Condo's (Trafalgar Flats) to 49 Urban Apts + 3 Condo's (Carriage Homes) to 3 Urban Apts

Proposed Count	
LAND USE	SAP CENTRAL
Estate	0
Large	0
Standard	0
Medium	0
subtotal	0
Small Detached	8
Small Attached/Cottage	9
Rowhouse	155
Nbhd Apartments	0
Village Apartments	411
Condos	46
Urban Apartments	148
Mixed Use Condos	104
Specialty Condos	127
subtotal	1,008
TOTAL UNITS	1,008

Villebois (updated 9/09/14)

Land Use Table

LAND USE	SAP NORTH	SAP SOUTH	SAP EAST	SAP CENTRAL	TOTAL
Estate	22	0	0	0	22
Large	43	104	0	0	147
Standard	20	68	49	0	137
Medium	89	127	112	0	328
subtotal	174	299	161	0	634
Small Detached	214	158	226	8	606
Small Attached / Cottage	49	0	147	9	205
Rowhouse	0	103	42	155	300
Nbhd Apartments	10	21	0	0	31
Village Apartments	0	0	0	411	411
Condos	0	0	0	46	46
Urban Apartments	0	0	0	148	148
Mixed Use Condos	0	0	0	104	104
Specialty Condos	0	0	0	127	127
subtotal	273	282	415	1,008	1,978
TOTAL UNITS	447	581	576	1,008	2,612



10295 SW Ridder Road, Wilsonville, OR 97070
O: 503.570.0626 F: 503.982.9307 republicservices.com

October 9, 2014

Stacy Connery, AICP
Pacific Community Design
13500 SW Pacific Hwy #519
Tigard, Oregon 97223

Re: Chateau Villebois
Site Development Plan: For homes, & multi-family building in Wilsonville

Dear Stacy;

Thank you, for sending us the site plans for this new development off Costa Circle SW, in Wilsonville.

My Company: Republic Services of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Wilsonville. We will provide complete residential waste removal services and recycling services as needed on a weekly basis for this location.

My three (3) residential trucks would be providing automated service where they would be picking up all carts along the curbside, staying on the common drive area in the alleys off Zurich and Toulouse streets. These sites look fine for access for my vehicles.

With regards to the Northern apartments next to Barber; which will be requesting front load container service, it is agreed that the property manager will be responsible for rolling the trash and recycling containers down to a common area. These will be located along 'Costa Circle West' on the respective days of services. These containers will be placed in an area that is safe to service, several hours prior to our scheduled time and then will be promptly removed by the Property Managers agents.

Thanks Stacy for your help and concerns for our services prior to this project being developed.

Sincerely,


Frank J. Lonergan
Operations Manager
Republic Services Inc

Stacy Connery

Subject: FW: Villebois FDP - Site Plan
Attachments: Pacific Community Design.pdf

Correspondence
from 2009
Trafalgar Flats
FDP application

From: Frank Lonergan [mailto:Frank.Lonergan@awin.com]
Sent: Monday, March 16, 2009 2:17 PM
To: Connery, Stacy
Subject: RE: Villebois FDP - Site Plan
Hi Stacy;

Here is the letter you requested. Let me know if you have any questions.
We look forward to the development of this project.

Thanks,
Frank J. Lonergan
Operations Manager
Allied Waste of Clackamas &
Washington Counties
10295 SW Ridder Rd.
Wilsonville OR 97070
503-682-3900 - Office
503-209-5754 - Cell
503-682-9505 - Fax

>>> "Stacy Connery" <stacy@pacific-community.com> 3/5/2009 4:23 PM >>>

Frank,

* The management of the building will coordinate with you to determine roughly when your trucks would be there for pick up. The containers would be transported to the street before your trucks are expected and be stored in a space designated along the street (a parking space that is designated for this purpose). After pick up occurs, the container would be transported back to its location on site. We would not ask your trucks to wait. Accommodations will be made so that does not happen.

Regarding the weight of the containers, I anticipate that management would have a vehicle that is used to transport the container to the street. However, the specifics of what this is will be settled by the future management of the building.

Hopefully, this relieves some of your concerns, as we are unable to redesign this alley given the development that has occurred within this area.

Thank you,

Stacy

From: Frank Lonergan [mailto:Frank.Lonergan@awin.com]
Sent: Thursday, March 05, 2009 3:35 PM
To: Connery, Stacy
Cc: Maier, Thomas
Subject: Re: Villebois FDP - Site Plan
Stacy,

I still have concerns about my truck sitting on a city road, blocking traffic waiting for someone to roll 2 containers down to him.

One concern is the weight of the containers and having to be rolled that distance. Another is the time my driver is waiting for containers and how the person knows when we are coming. My routes are not designed for the driver to be at a precise spot at a precise time, we have many subjective factors that affect this. We might be there within 1/2 hour on most days, however I will not allow my driver to go search for someone to roll out the containers, or to sit and wait for someone to show up. My truck time is too valuable for this. I really need to know what the service plan is before I can sign off on it.

Thanks, Stacy,
Frank J. Lonergan

>>> "Stacy Connery" <stacy@pacific-community.com> 3/4/2009 4:04 PM >>>

Hi Frank,

Finally getting back in touch with you regarding the proposed buildings shown on the attached site plan. After much discussion with our client, we have settled on retaining the site plan that you've seen previously. However, the management for The Trafalgar Flats building will have someone who pushes/transportes the garbage dumpsters down the alley to SW Costa Circle West for pick up on garbage day. If this works for you, we'd like complete your site plan review comments – given that it's been a while since we first talked about this, we may need to review some things to do this. Please give me a call when you get the chance to touch base on this.

Thank you,

Stacy Connery, AICP

From: Stacy Connery [mailto:stacy@pacific-community.com]
Sent: Wednesday, January 07, 2009 11:43 AM
To: Frank Lonergan (frank.lonergan@awin.com)
Subject: Villebois FDP - Site Plan (REVISED Site Plan)

Frank,

This email relates to the email request for site plan review you received on 12/18/08. Please use the attached site plan to replace the one attached to the original email. We noticed a few errors in labeling on the original site plan that could cause confusion and have made necessary corrections. I received your voice mail this morning and will give you a call shortly.

Thank you,

Stacy Connery, AICP



March 16, 2009

Stacy Connery, AICP
Pacific Community Design
13500 SW Pacific Hwy #519
Tigard, Oregon 97223

Re: Villebois FDP
Site Development Plan: For Homes, Condominiums & Apartments in Wilsonville

Dear Stacy;

Thank you, for sending us the site plans for this new development off Costa Circle SW, in Wilsonville.

My Company: Allied Waste of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Wilsonville. We will provide complete residential waste removal services and recycling services as needed on a weekly basis for this location.

My three (3) residential trucks would be providing automated service where they would be picking up all carts along the curbside, staying on the common drive area in the alleys off Zurich and Toulouse streets. These sites look fine for access for my vehicles.

* With regards to the Northern apartments next to Barber, which is requesting front load container service: It is agreed that the property manager will be responsible for rolling trash and recycling containers down to a common area, located along 'Costa Circle West' on the respective days of services. These containers will be placed in an area that is safe to service, several hours prior to our scheduled time and then will be promptly removed by the Property Managers agents.

Thanks Stacy for your help and concerns for our services prior to this project being developed.

Sincerely,

Frank J. Lonergan
Operations Manager
Allied Waste Services

PHASE 2 CENTRAL CHATEAU VILLEBOIS / CARRIAGE HOMES PRELIMINARY DEVELOPMENT PLAN MODIFICATION & FINAL DEVELOPMENT PLAN

TL 1900, 2500 & 2200, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 W.M.
CITY OF WILSONVILLE, OREGON



CHATEAU VILLEBOIS, LLC
OTAK, INC.
PACIFIC COMMUNITY DESIGN, INC.

APPLICANT:

CHATEAU VILLEBOIS, LLC
16004 SW TUALITIN-SHERWOOD RD #432
SHERWOOD, OR 97140
[P] 971-832-2701
CONTACT: J. PATRICK LUCAS

PLANNER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW Main Street
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW Main Street
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: JESSIE KING, PE

SURVEYOR:

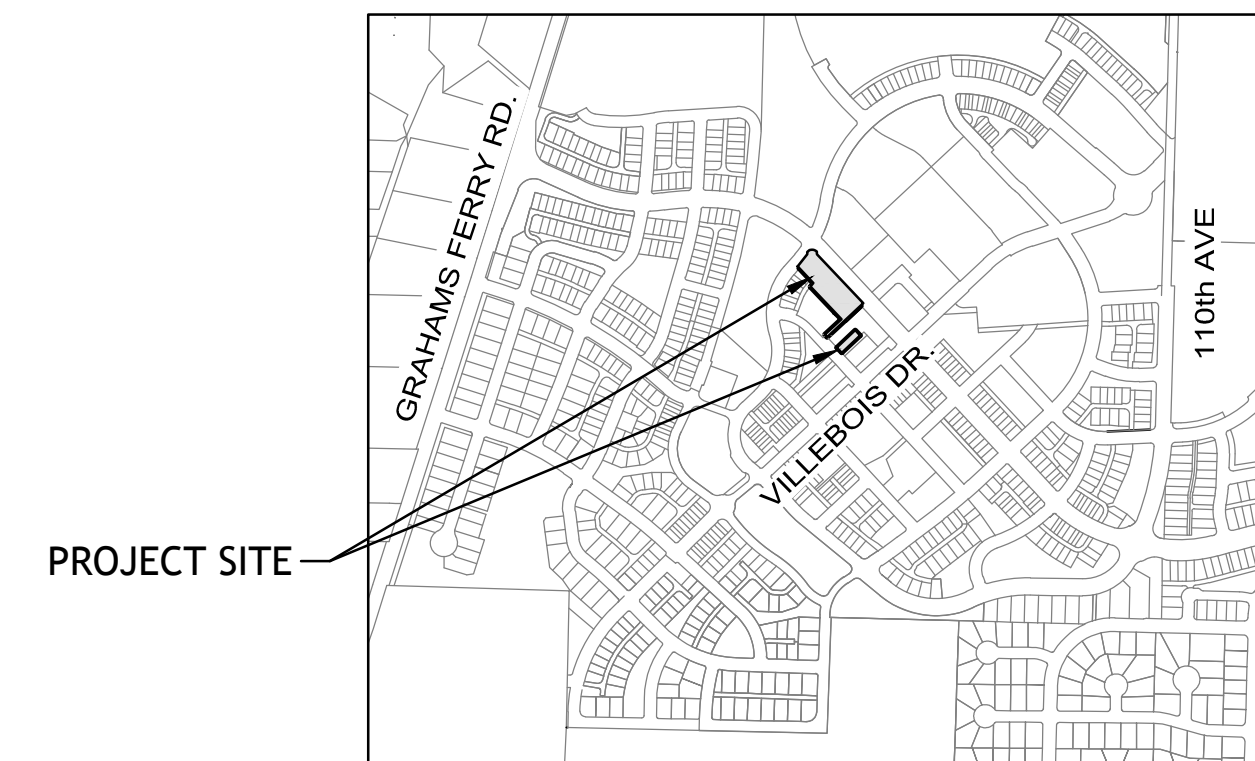
PACIFIC COMMUNITY DESIGN, INC
12564 SW Main Street
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: TRAVIS JANSEN, PLS, PE

LANDSCAPE ARCHITECT:

PACIFIC COMMUNITY DESIGN, INC
12564 SW Main Street
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: KERRY LANKFORD, RLA, CLARB

CHATEAU VILLEBOIS ARCHITECT:

OTAK
808 SW THIRD AVENUE, SUITE 300
PORTLAND OR, 97204
[P] 503-287-6825/503-968-8787
CONTACT: AMY SHECKLA'-COX



VICINITY MAP

UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3J
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST

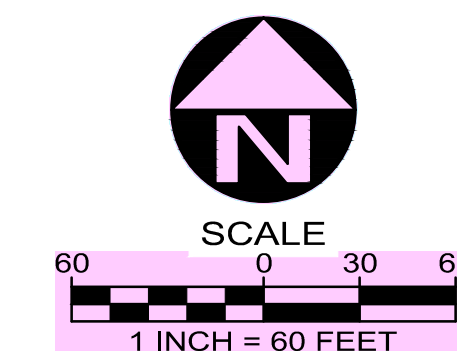
BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

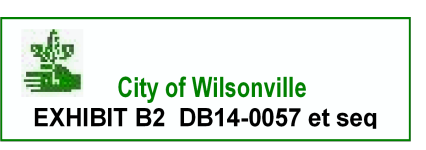
SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 SITE / LAND USE PLAN
- 4 PRELIMINARY GRADING & EROSION CONTROL PLAN
- 5 COMPOSITE UTILITY PLAN
- 6 CIRCULATION & PARKING PLAN
- 7 TREE PRESERVATION PLAN
- L1.01 PLANTING PLAN
- L1.02 PLANTING LEGEND AND DETAILS



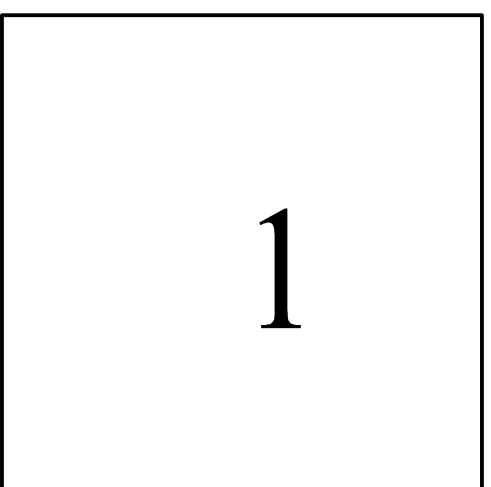
VILLEBOIS
PHASE 2 CENTRAL
CHATEAU
VILLEBOIS/
CARRIAGE HOMES

PDP Modification /
FDP Submittal



Cover
Sheet

DATE: 10/13/2014





Villebois

CHATEAU VILLEBOIS, LLC
OTAK, INC.
PACIFIC COMMUNITY DESIGN, INC.

VILLEBOIS

PHASE 2 CENTRAL

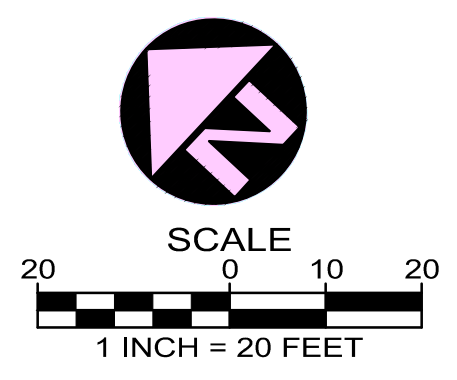
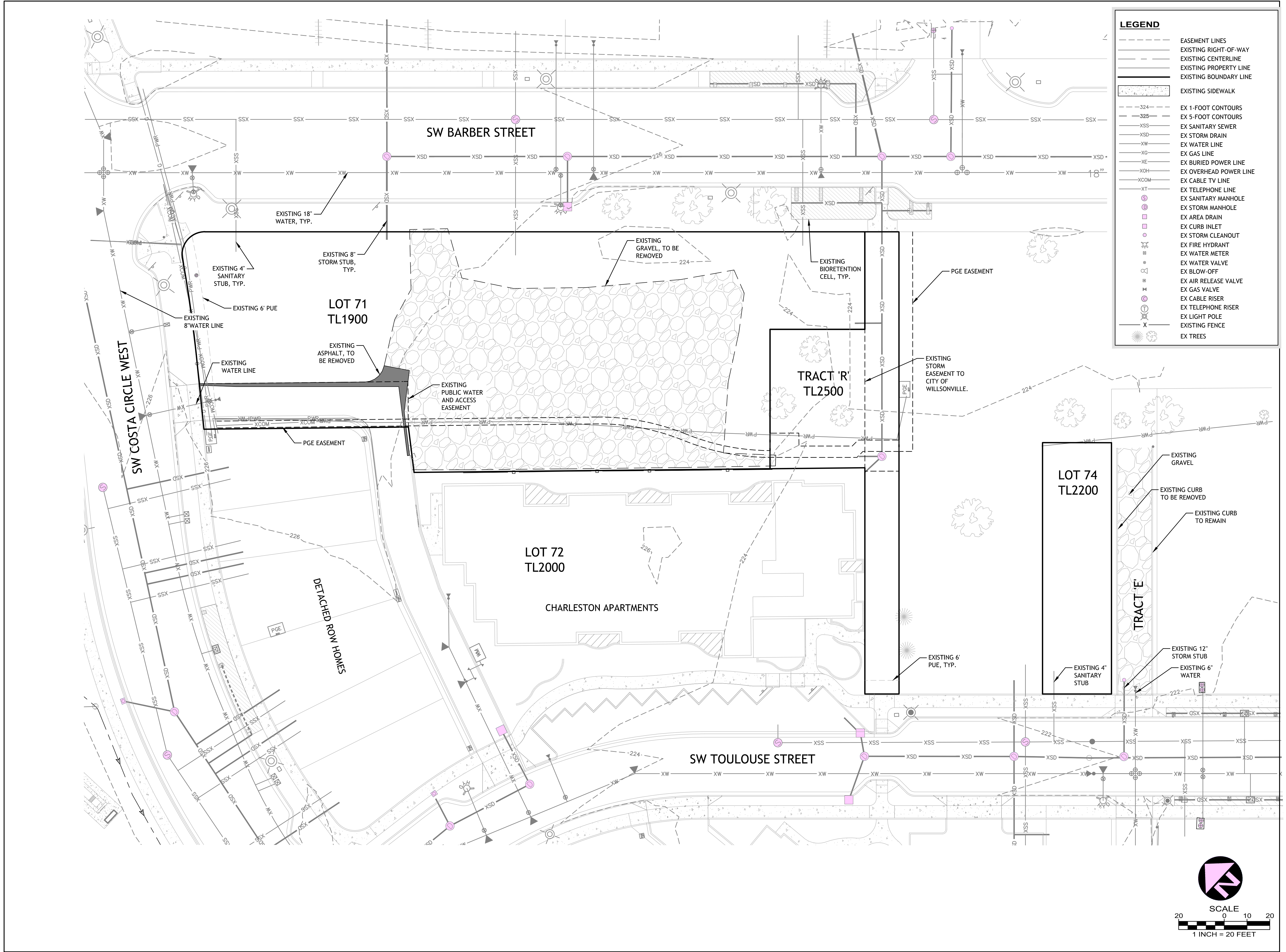
CHATEAU VILLEBOIS/ CARRIAGE HOMES

PDP Modification /
FDP Submittal

Existing
Conditions

DATE: 10/13/2014

LEGEND	
---	EASEMENT LINES
---	EXISTING RIGHT-OF-WAY
---	EXISTING CENTERLINE
---	EXISTING PROPERTY LINE
---	EXISTING BOUNDARY LINE
---	EXISTING SIDEWALK
---	EX 1-FOOT CONTOURS
---	EX 5-FOOT CONTOURS
---	EX SANITARY SEWER
---	EX STORM DRAIN
---	EX WATER LINE
---	EX GAS LINE
---	EX BURIED POWER LINE
---	EX OVERHEAD POWER LINE
---	EX CABLE TV LINE
---	EX TELEPHONE LINE
---	EX SANITARY MANHOLE
---	EX STORM MANHOLE
---	EX AREA DRAIN
---	EX CURB INLET
---	EX STORM CLEANOUT
---	EX FIRE HYDRANT
---	EX WATER METER
---	EX WATER VALVE
---	EX BLOW-OFF
---	EX AIR RELEASE VALVE
---	EX GAS VALVE
---	EX CABLE RISER
---	EX TELEPHONE RISER
---	EX LIGHT POLE
---	EXISTING FENCE
---	EX TREES



N:\proj\121-02\09 Drawings\03 Planning Sheets - Planning Submittal\121002\2\XCON.dwg - SHEET: 2 XCON Oct 13, 2014 - 5:39pm brian



Villebois

CHATEAU VILLEBOIS, LLC
OTAK, INC.
PACIFIC COMMUNITY DESIGN, INC.

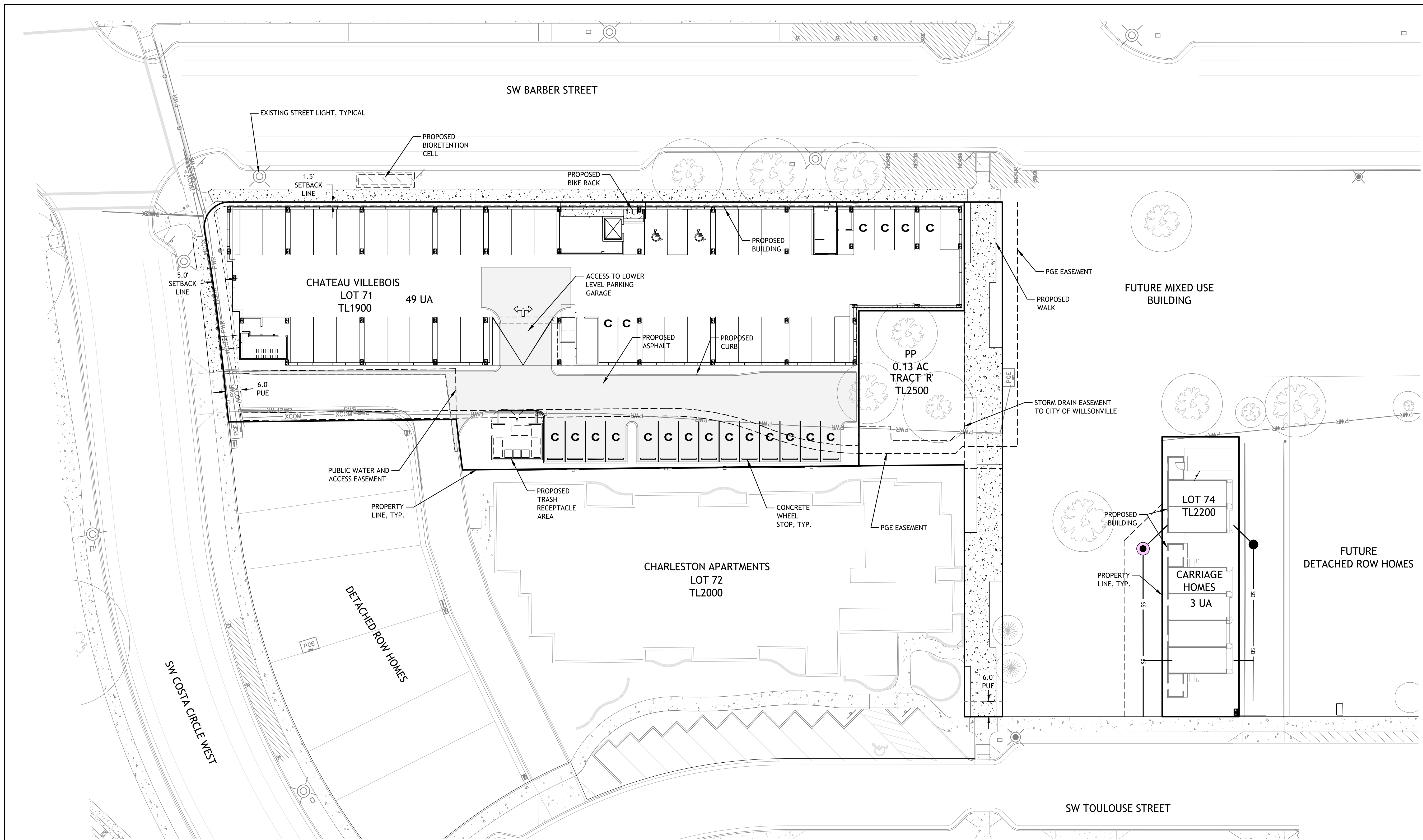
VILLEBOIS
PHASE 2 CENTRAL
CHATEAU
VILLEBOIS/
CARRIAGE HOMES

PDP Modification /
FDP Submittal

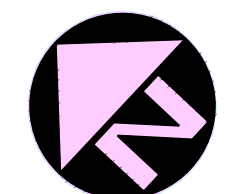
Site / Land
Use Plan

DATE: 10/13/2014

3



UA= URBAN APARTMENTS
PP=POCKET PARK



SCALE
0 10 20
1 INCH = 20 FEET

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VILLEBOIS
PHASE 2 CENTRAL
CHATEAU
VILLEBOIS/
CARRIAGE HOMES

PDP Modification /
FDP Submittal

Grading &
Erosion Control
Plan

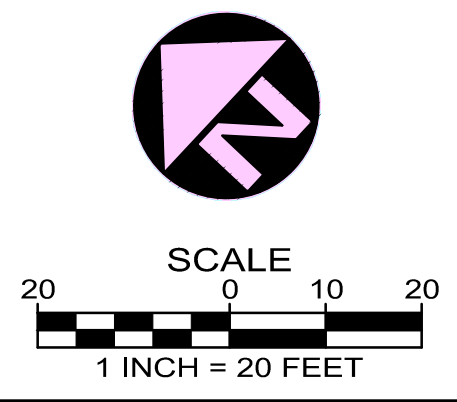
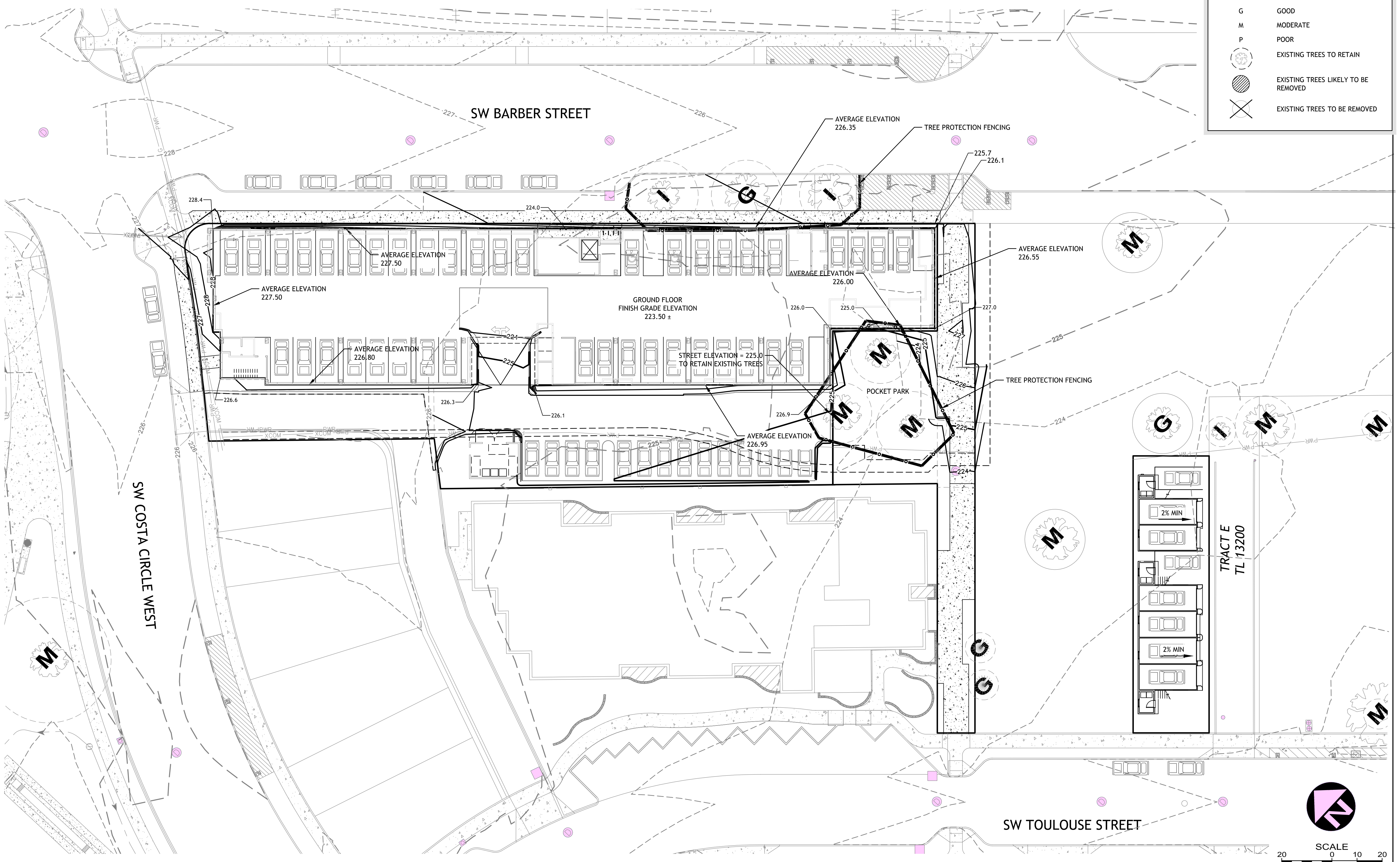
DATE: 10/13/2014

LEGEND

---	324	---	EX 1-FT CONTOUR
---	320	---	EX 5-FT CONTOUR
---	324	---	FG 1-FT CONTOUR
---	320	---	FG 5-FT CONTOUR
○		○	TREE PROTECTION FENCING

TREE LEGEND:

I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
○	EXISTING TREES TO RETAIN
⊗	EXISTING TREES LIKELY TO BE REMOVED
⊗	EXISTING TREES TO BE REMOVED



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Villebois

CHATEAU VILLEBOIS, LLC
OTAK, INC.
PACIFIC COMMUNITY DESIGN, INC.

VILLEBOIS
PHASE 2 CENTRAL
CHATEAU
VILLEBOIS/
CARRIAGE HOMES

PDP Modification /
FDP Submittal

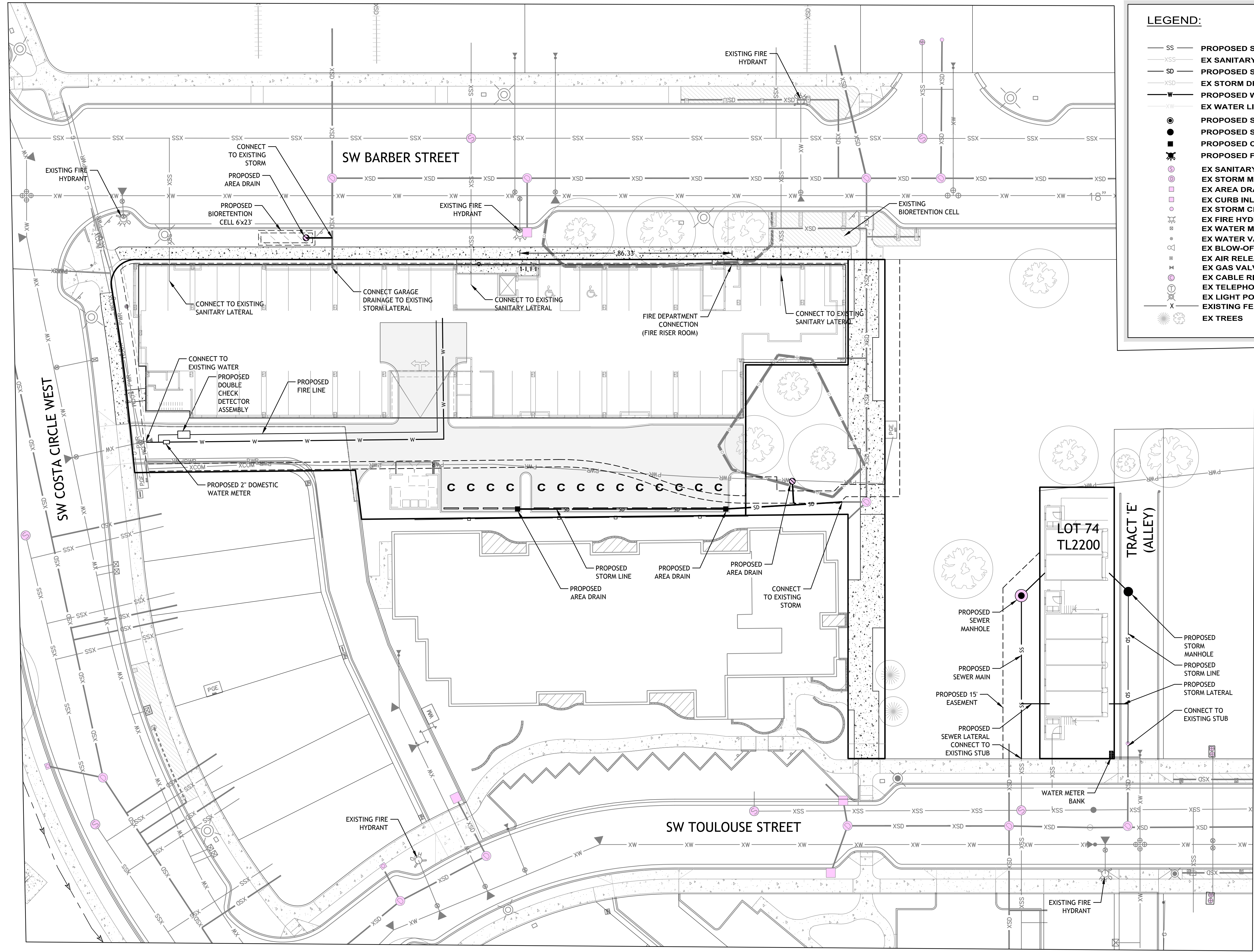
Composite
Utility
Plan

DATE: 10/13/2014

5

LEGEND:

- SS — PROPOSED SANITARY SEWER
- XSS — EX SANITARY SEWER
- SD — PROPOSED STORM DRAIN
- XSD — EX STORM DRAIN
- W — PROPOSED WATER LINE
- XW — EX WATER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- ⊗ PROPOSED FIRE HYDRANT
- EX SANITARY MANHOLE
- EX STORM MANHOLE
- EX AREA DRAIN
- EX CURB INLET
- EX STORM CLEANOUT
- EX FIRE HYDRANT
- EX WATER METER
- EX WATER VALVE
- EX BLOW-OFF
- EX AIR RELEASE VALVE
- EX GAS VALVE
- EX CABLE RISER
- EX TELEPHONE RISER
- EX LIGHT POLE
- EX FENCE
- EX TREES



SCALE
0 15 30
1 INCH = 30 FEET

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Villebois

CHATEAU VILLEBOIS, LLC
OTAK, INC.
PACIFIC COMMUNITY DESIGN, INC.



VILLEBOIS
PHASE 2 CENTRAL
CHATEAU
VILLEBOIS/
CARRIAGE HOMES

PDP Modification /
FDP Submittal

Circulation &
Parking Plan

DATE: 10/13/2014

LEGEND:

-  9 NUMBER OF PARKING STALLS IN A SPECIFIC AREA
-  CAR IN PARKING STALL

PARKING COUNT:

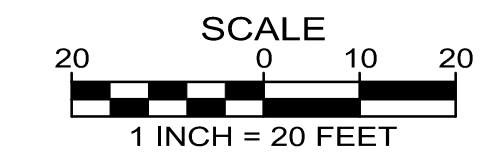
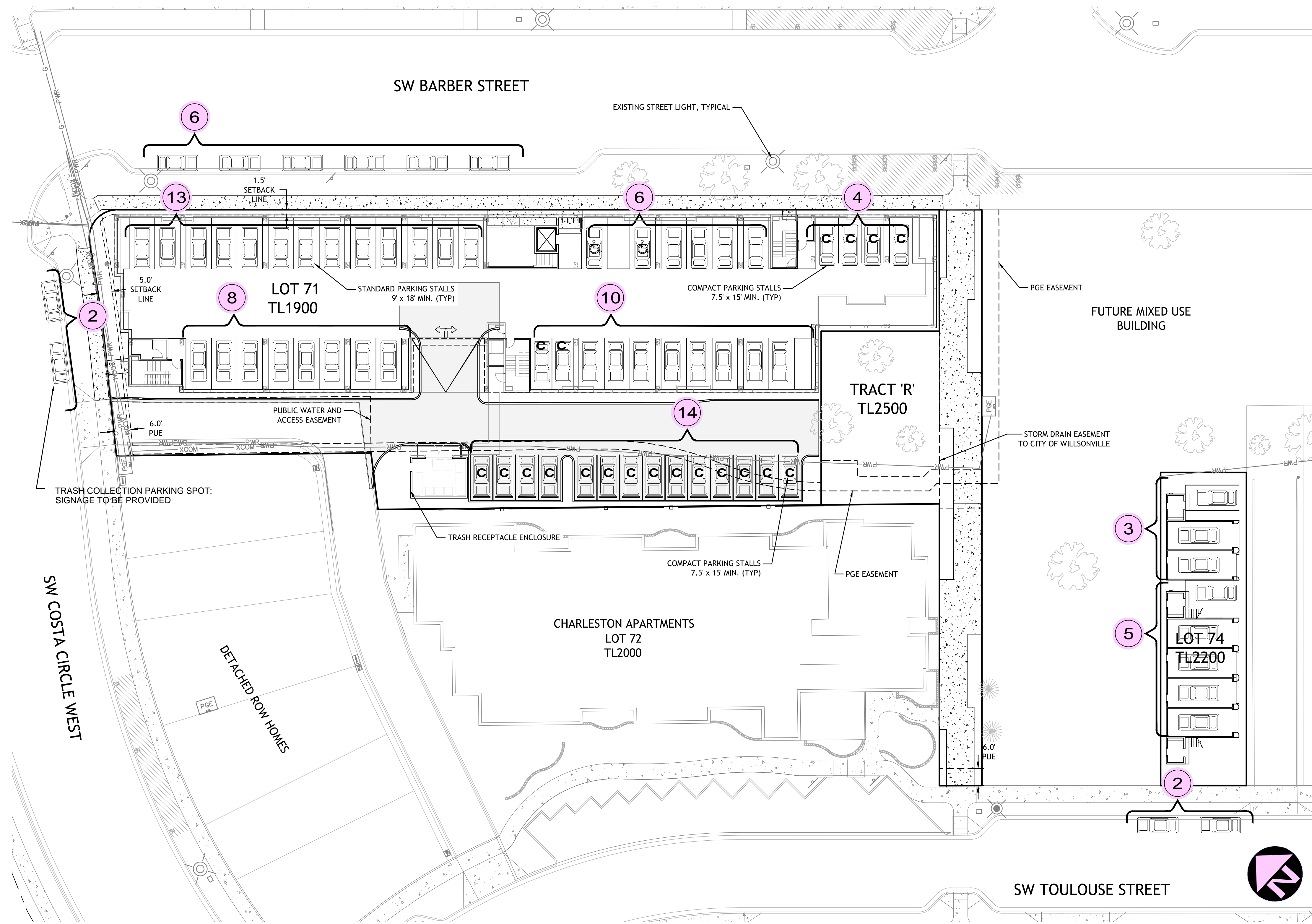
CARRIAGE HOMES	
REQUIRED:	
1 BEDROOM UNITS (3)	3
AT 1 SPACE PER UNIT=	TOTAL= 3 SPACES
PROVIDED:	
OFF STREET PARKING=	8
ADJACENT ON STREET PARKING=	2 (2-TOULOUSE ST)
	TOTAL= 10 SPACES
CHATEAU VILLEBOIS	
REQUIRED:	
1 BEDROOM UNITS (30)	30
AT 1 SPACE PER UNIT=	
2 BEDROOM UNITS (12)	18
AT 1.5 SPACES PER UNIT=	
3 BEDROOM UNITS (7)	13
AT 1.75 SPACES PER UNIT=	TOTAL= 61 SPACES
PROVIDED:	
OFF STREET PARKING	
-PARKING GARAGE=	41
-SURFACE PARKING=	14
-ADJACENT ON STREET PARKING=	8 (2-COSTA CIRCLE WEST) (6-BARBER ST)
	TOTAL= 63 SPACES

UNIT COUNT:

CHATEAU VILLEBOIS	
1 - BEDROOM	30
2 - BEDROOM	12
3 - BEDROOM	7
TOTAL UNITS	49
AVG. DENSITY	49 UNITS/.61 AC
CARRIAGE HOMES	
1 - BEDROOM	3
TOTAL UNITS	3
AVG. DENSITY	3 UNITS/.08 AC
TOTAL UNITS	52
TOTAL AVG. DENSITY	52 UNITS/.69 AC

LANDSCAPE AREA:

CHATEAU VILLEBOIS (LOT 71)	
TOTAL LANDSCAPE AREA	2,780 SF (10.5%)
BUILDING AREA	16,567 SF
PARKING/PAVED AREA	7,204 SF
PARKING LANDSCAPE AREA	1,423 SF (19.8%)
TOTAL LOT AREA	26,551 SF
CARRIAGE HOMES (LOT 74)	
TOTAL LANDSCAPE AREA	725 SF (21.7%)
BUILDING AREA	1,881 SF
PARKING/PAVED AREA	735 SF
PARKING LANDSCAPE AREA	92 SF (12.5%)
TOTAL LOT AREA	3,341 SF
POCKET PARK (TRACT R)	
LANDSCAPE AREA	3320 SF
HARDSCAPE AREA	2264 SF
TOTAL PARK AREA	5584 SF



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Villebois

CHATEAU VILLEBOIS, LLC
OTAK, INC.
PACIFIC COMMUNITY DESIGN, INC.

VILLEBOIS
PHASE 2 CENTRAL
CHATEAU
VILLEBOIS/
CARRIAGE HOMES

PDP Modification /
FDP Submittal

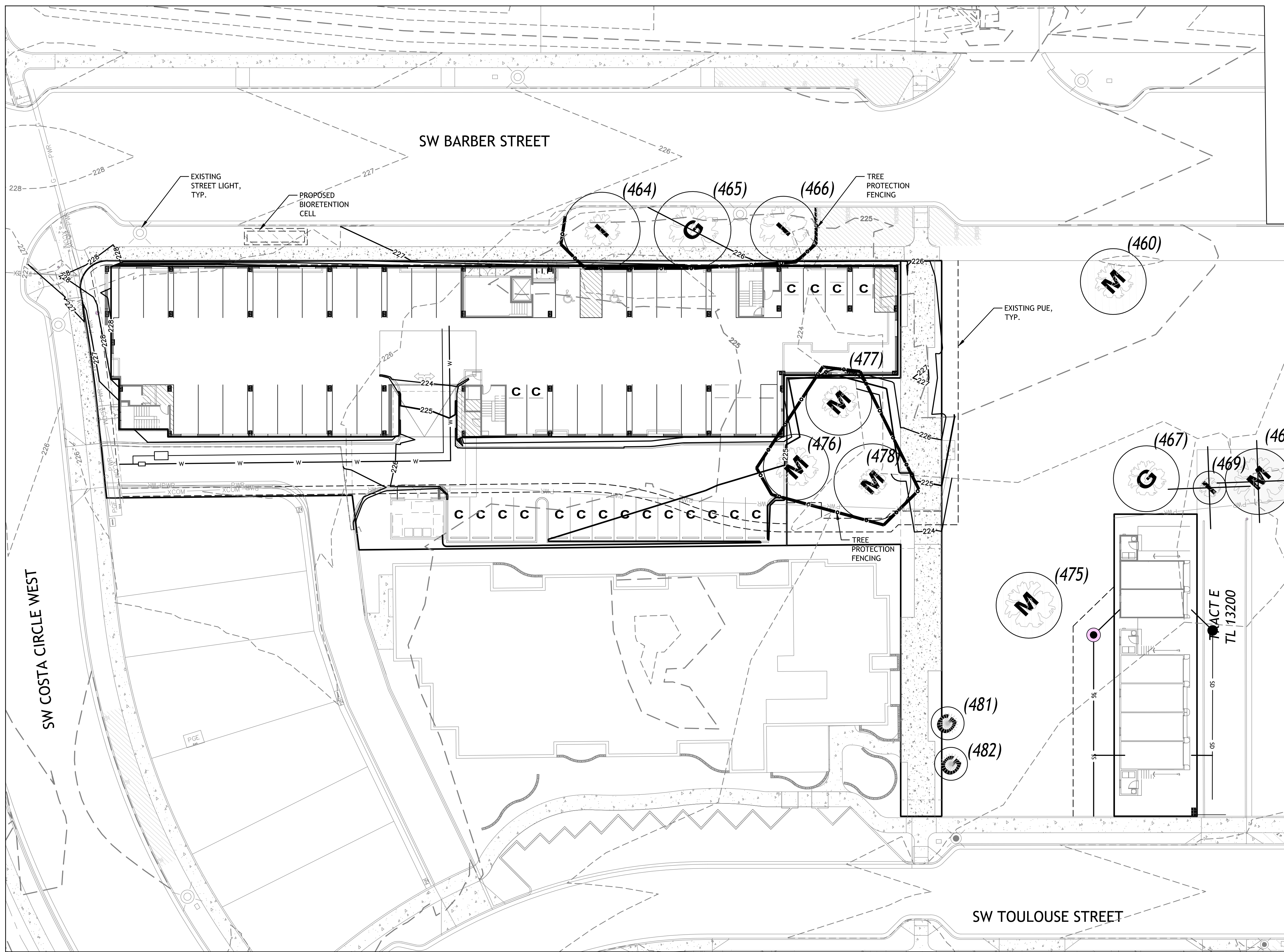
Tree
Preservation
Plan

DATE: 10/13/2014

7

LEGEND:

I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
	EXISTING TREES TO REMAIN
	EXISTING TREES LIKELY TO BE REMOVED
	EXISTING TREES TO BE REMOVED
	TREE PROTECTION FENCING



NOTES

ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLAN PHONE: 503-646-4349

THE INTENT OF THE PLAN IS TO RETAIN AND INCORPORATE THE MAXIMUM QUANTITY OF TREES WITH IMPORTANT, GOOD, AND MODERATE CLASSIFICATIONS. THE FOLLOWING CLASSIFICATION SYSTEM WAS USED:

CLASSIFICATION METHOD:
TREES WERE RATED BASED ON THE FOLLOWING CONSIDERATIONS:

1. HEALTH
2. SPECIES (NATIVES WITH HABITAT AND ECOSYSTEM VALUE)
3. COMPATIBILITY WITH DEVELOPMENT
4. FORM / VISUAL INTEREST / MATURE SIZE

TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

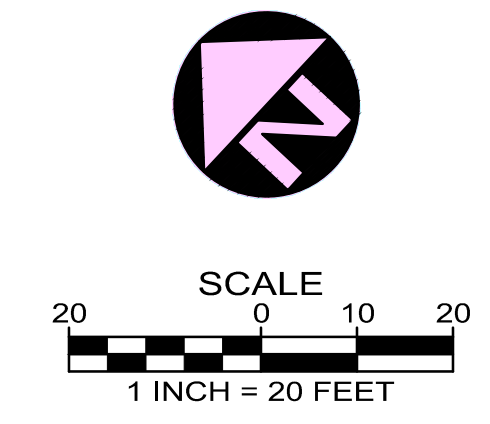
TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.

TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

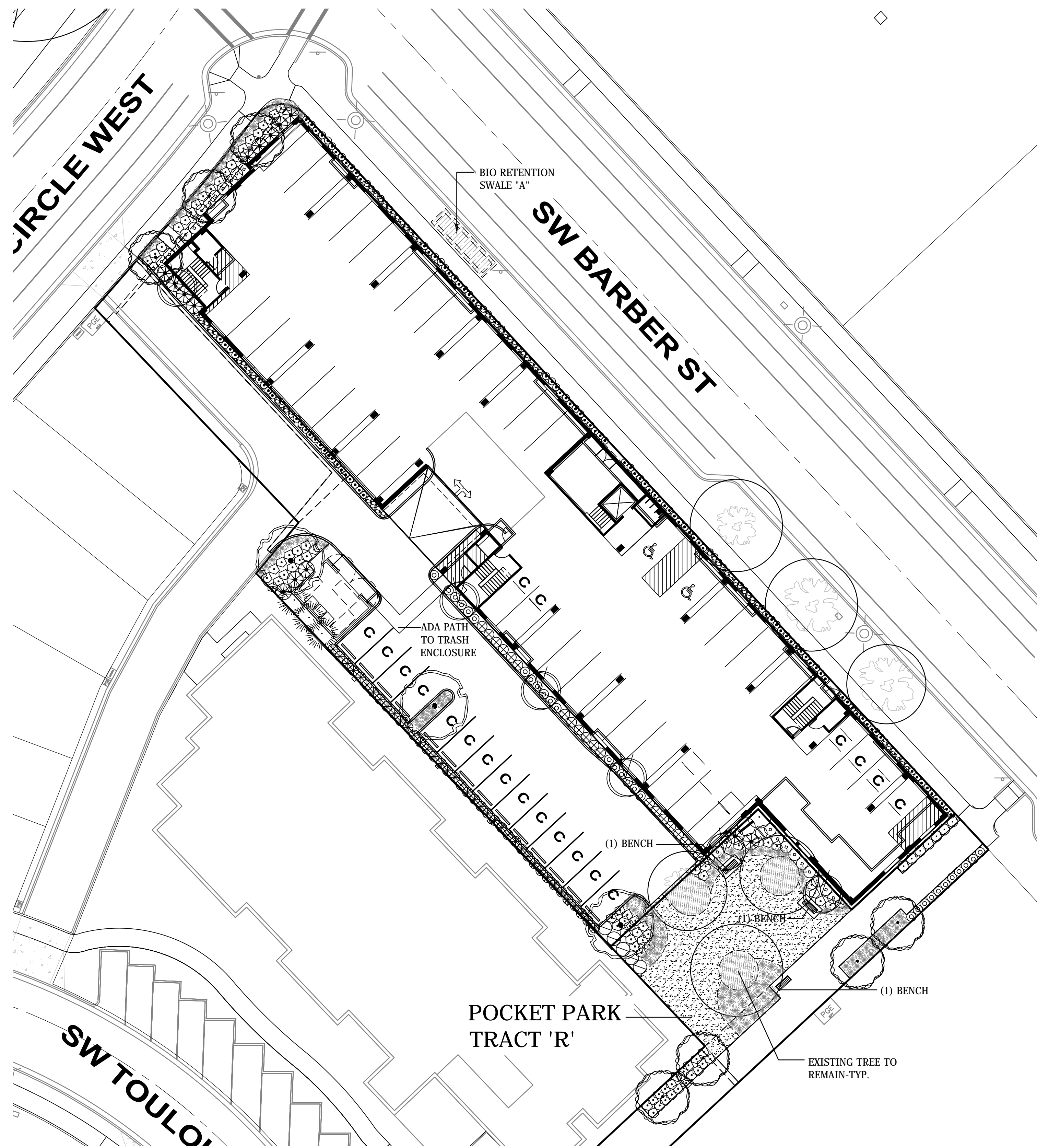
NOTES:

1. THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLAN AND WAS PROVIDED IN A TREE REPORT INCLUDED WITH THE APPLICATION MATERIALS.

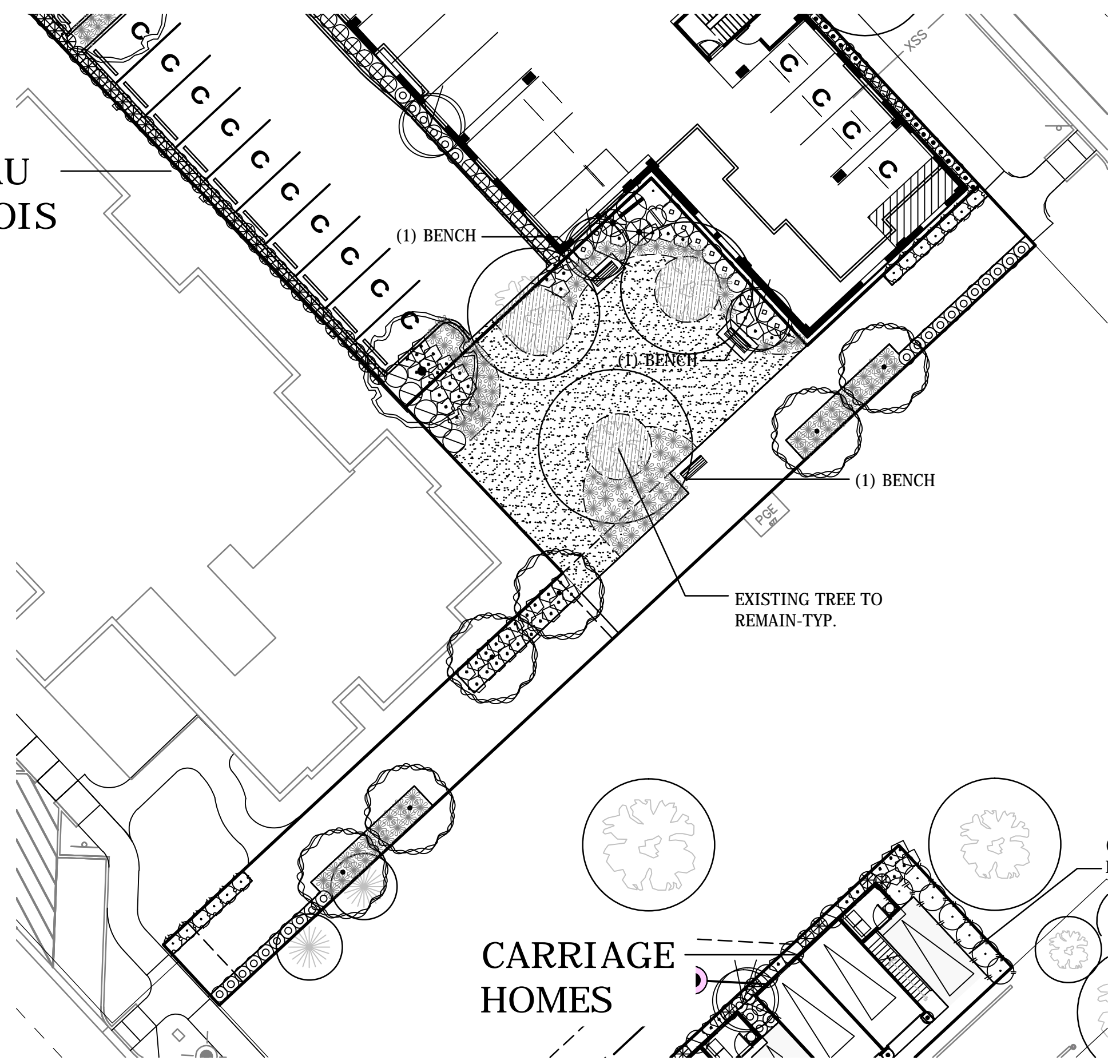
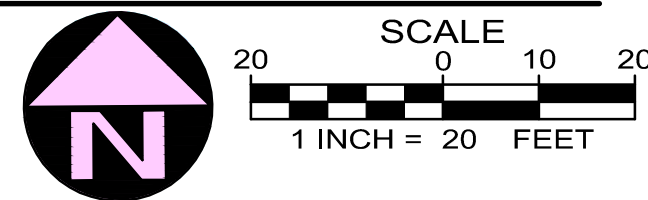


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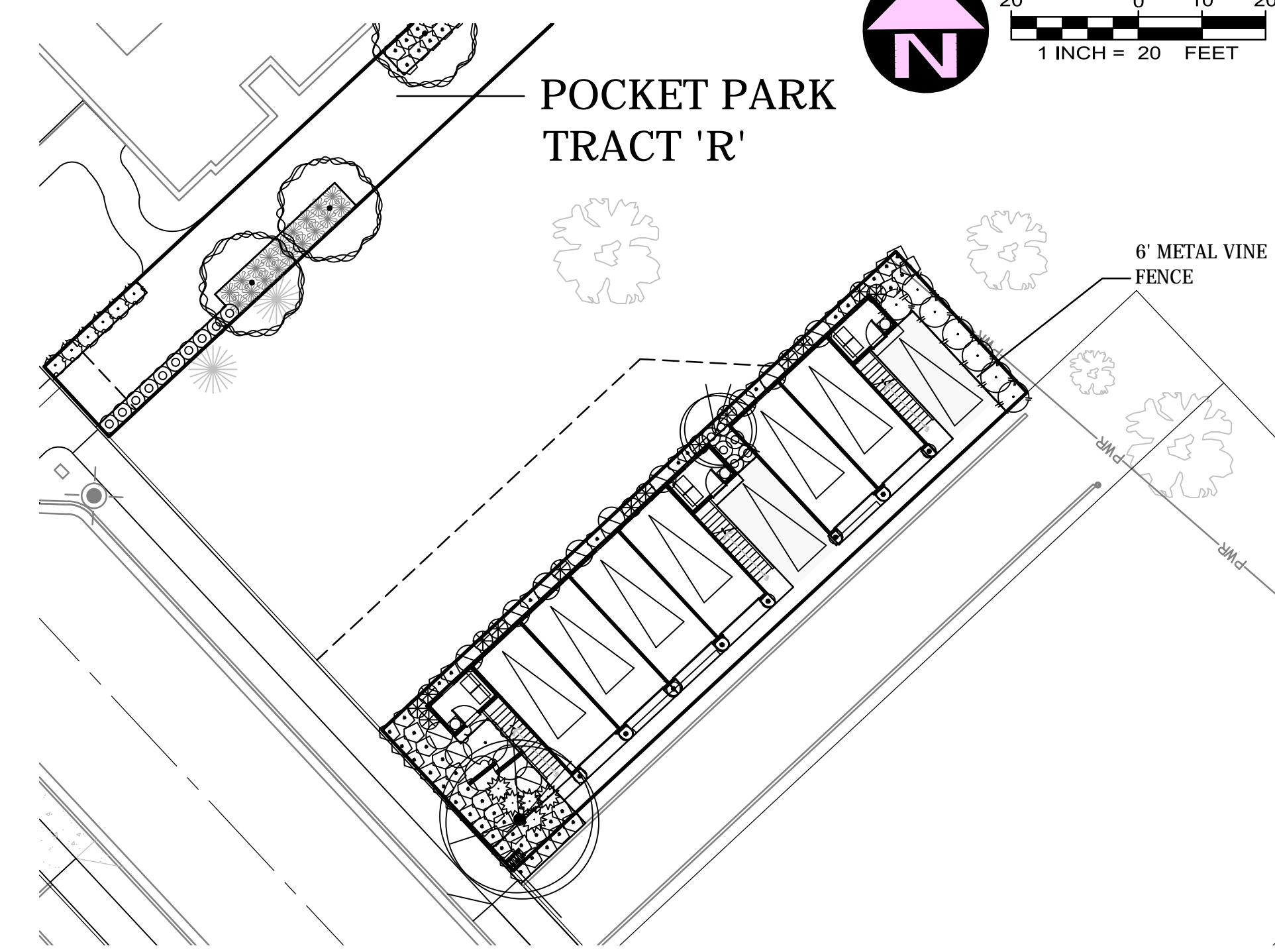
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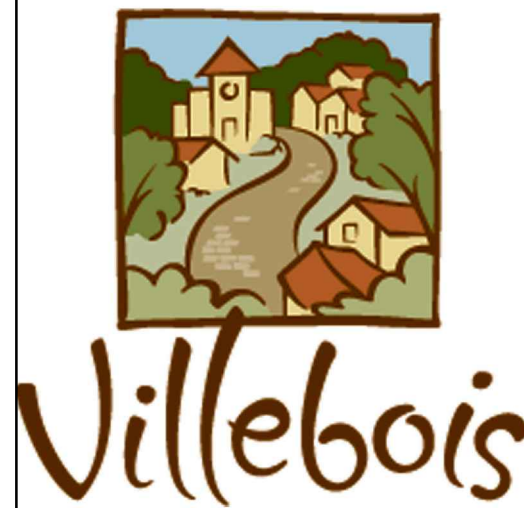
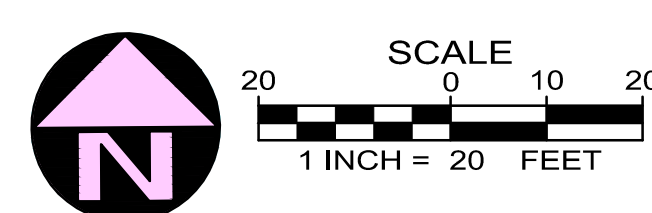
1 PLANTING PLAN- CHATEAU VILLEBOIS



2 PLANTING PLAN- POCKET PARK TRACT 'R'



3 PLANTING PLAN- CARRIAGE HOMES



CHATEAU VILLEBOIS, LLC
OTAK, INC.
PACIFIC COMMUNITY DESIGN, INC.

VILLEBOIS
PHASE 2 CENTRAL
CHATEAU
VILLEBOIS/
CARRIAGE HOMES

PDP Modification /
FDP Submittal

PLANTING
PLAN

DATE: 10/13/2014

L1.01

PLANTING LEGEND: POCKET PARK TRACT 'R'

TREES

SYMBOL	COMMON NAME / Botanical name:	Size and Description
KD	CHINESE KOUSA DOGWOOD / CORNUS KOUSA CHINESIS:	2' CAL.
VM	VINE MAPLE / ACER CIRCINATUM:	8' HT., MULTI-TRUNK

SHRUBS

SYMBOL	COMMON NAME / Botanical name:	Size and description
DBB	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA':	24" HT., 5' O.C.
DVB	DAVID VIBURNUM / VIBURNUM DAVIDII:	2 GAL., 3' O.C.
FFP	FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME':	24" HT., 4' O.C.
RHP	RHODODENDRON 'PJM':	24"-30", B&B, 5' O.C.
RHJ	RHODODENDRON 'JEAN MARIE DE MONTEGUE':	24"-30", B&B, 5' O.C.
NBH	'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE':	5 GAL., 5'
AWS	ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER':	2 GAL., 3' C
DFV	DOUBLFILE VIBURNUM / VIBURNUM P. TOMENTOSUM:	24"-30" HT., AS SHOWN
RDW	ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI':	24"

LAWN AND ORNAMENTAL GRASSES

SYMBOL	COMMON NAME / Botanical name:	Size and description
DFG	DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN':	1 GAL., 18" C
LAWN (SEEDED)	PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD.	1457 SF AT A RATE OF 8 LBS/1000 SQUARE FEET.
MULCH	3" MIN. DEPTH, MEDIUM TO FINE GROUND DOUGLAS FIR	350 SF

NOTE:
1. LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

PLANTING LEGEND: CARRIAGE HOMES

TREES

SYMBOL	COMMON NAME / Botanical name:	Size and Description
KT	KATSURA TREE / CERCIDIPHYLLUM JAPONICA:	2' CAL., B&B
VM	VINE MAPLE / ACER CIRCINATUM:	8' HT., MULTI-TRUNK

SHRUBS

SYMBOL CODE	COMMON NAME / Botanical name:	Size and description
DVB	DAVID VIBURNUM / VIBURNUM DAVIDII:	2 GAL., 3' O.C.
RHJ	RHODODENDRON 'JEAN MARIE DE MONTEGUE':	24"-30", B&B, 5' O.C.
NBH	'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE':	5 GAL., 5' O
DFV	DOUBLFILE VIBURNUM / VIBURNUM P. TOMENTOSUM:	24"-30" HT., AS SHOWN
RDW	ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI':	24"
SRJ	SKYROCKET JUNIPER / JUNIPERUS VIRGINIANA 'SKYROCKET':	6' HT., B&B
OLL	OTTO LUYKEN CHERRY LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN':	24-30"
HJH	HOOGENDORN JAPANESE HOLLY / ILEX CRENATA 'HOOGENDORN':	3 GAL., 3' O.C.

LAWN AND ORNAMENTAL GRASSES

SYMBOL CODE	COMMON NAME / Botanical name:	Size and description
PFG	PURPLE FOUNTAIN GRASS / PENNISETUM SETACEUM 'RUBRUM':	2 GAL., 30" O.C.

NOTE:
1. LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

BIORETENTION CELL "A" PLANTING LEGEND

SYMBOL	CODE	COMMON NAME / Botanical name:	Size and Description
AC		WEEPING ALASKAN CEDAR / Chamaecyparis nootkatensis 'Pendula':	7-8' HT., B&B
CC		PACIFIC DOGWOOD / Cornus nuttallii:	2' Cal., B&B
NKR		NOOTKA ROSE / Rosa nutkana:	#1 CONTAINER
RTW		RED TWIG DOGWOOD / Cornus sericea:	#1 CONTAINER
KEL		KELSEY DOGWOOD / Cornus sericea 'Kelsey':	#1 CONTAINER
SNO		SNOWBERRY / Symphoricarpos alba:	#1 CONTAINER
WET/MOIST AREA PLUGS: (1736 S.F., 4" PLUGS @ 12" O.C.)			
		SLOUGH SEDGE / Carex obnupta	34%
		SOFT RUSH / Juncus tenuis	33%
		SMALL FRUITED BULRUSH / Scirpus microcarpus	33%

PLANTING LEGEND: CHATEAU VILLEBOIS

TREES

SYMBOL CODE	COMMON NAME / Botanical name:	Size and Description
KD	CHINESE KOUSA DOGWOOD / CORNUS KOUSA CHINESIS:	2' CAL.
GL	GREENSPIRE LINDEN / TILIA CORDATA 'GREENSPIRE':	2' CAL., B&B
VM	VINE MAPLE / ACER CIRCINATUM:	8' HT., MULTI-TRUNK
CS	INCENSE CEDAR / Calocedrus decurrens:	8' HT., B&B

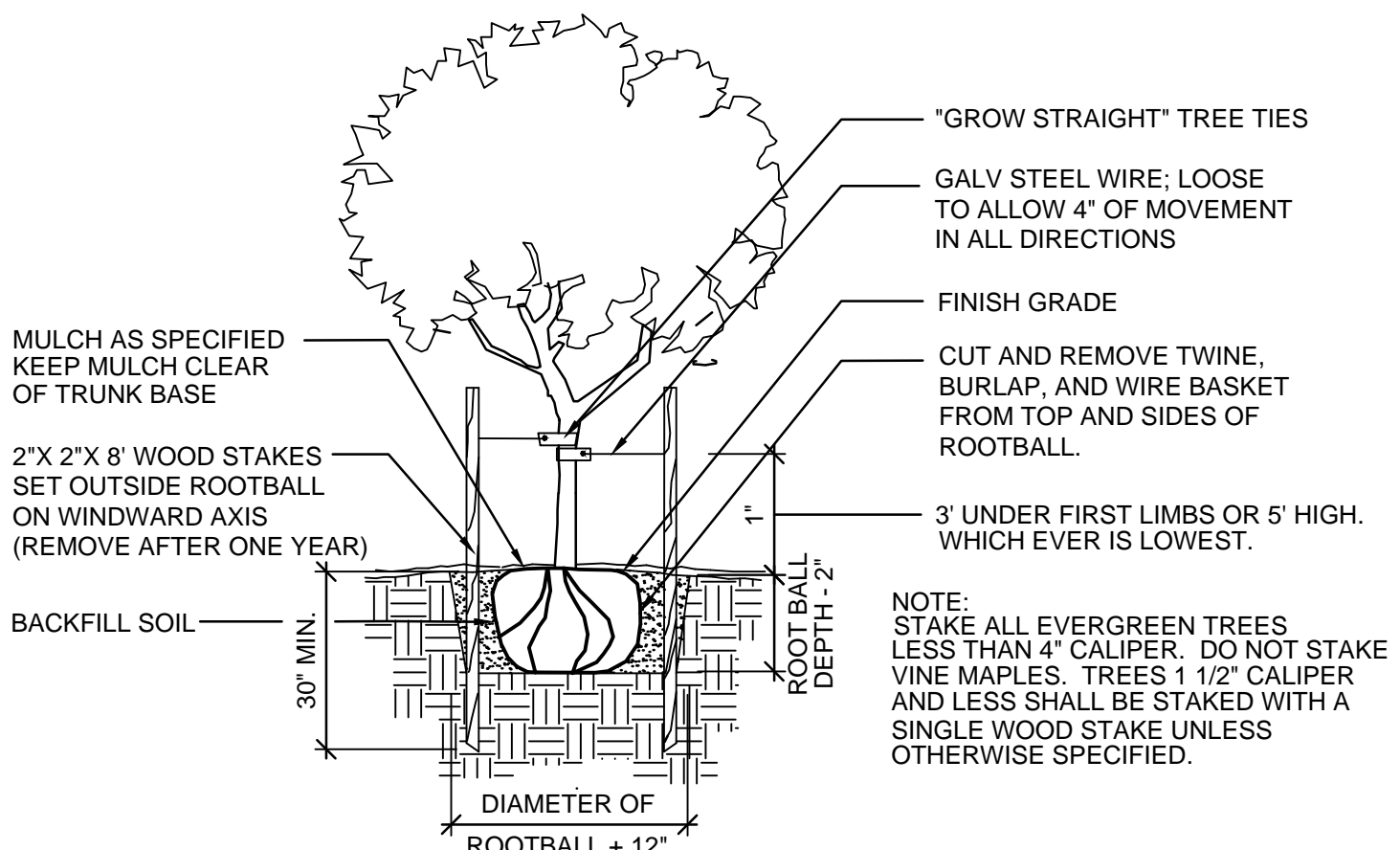
SHRUBS

SYMBOL CODE	COMMON NAME / Botanical name:	Size and description
DBB	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA':	24" HT., 5' O.C.
DVB	DAVID VIBURNUM / VIBURNUM DAVIDII:	2 GAL., 3' O.C.
RHJ	RHODODENDRON 'JEAN MARIE DE MONTEGUE':	24"-30", B&B, 5' O.C.
RDW	ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI':	24"
SRJ	SKYROCKET JUNIPER / JUNIPERUS VIRGINIANA 'SKYROCKET':	6' HT., B&B
CPB	'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY':	2 GAL.
CJH	COMPACT JAPANESE HOLLY / ILEX CRENATA 'COMPACTA':	3 GAL., 3' O.C.
HJH	HOOGENDORN JAPANESE HOLLY / ILEX CRENATA 'HOOGENDORN':	3 GAL., 3' O.C.
RHP	RHODODENDRON 'PJM':	24"-30", B&B, 5' O.C.

LAWN AND ORNAMENTAL GRASSES

SYMBOL CODE	QUANTITY	COMMON NAME / Botanical name:	Size and description
DFG	50	DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN':	1 GAL., 18" O.C.

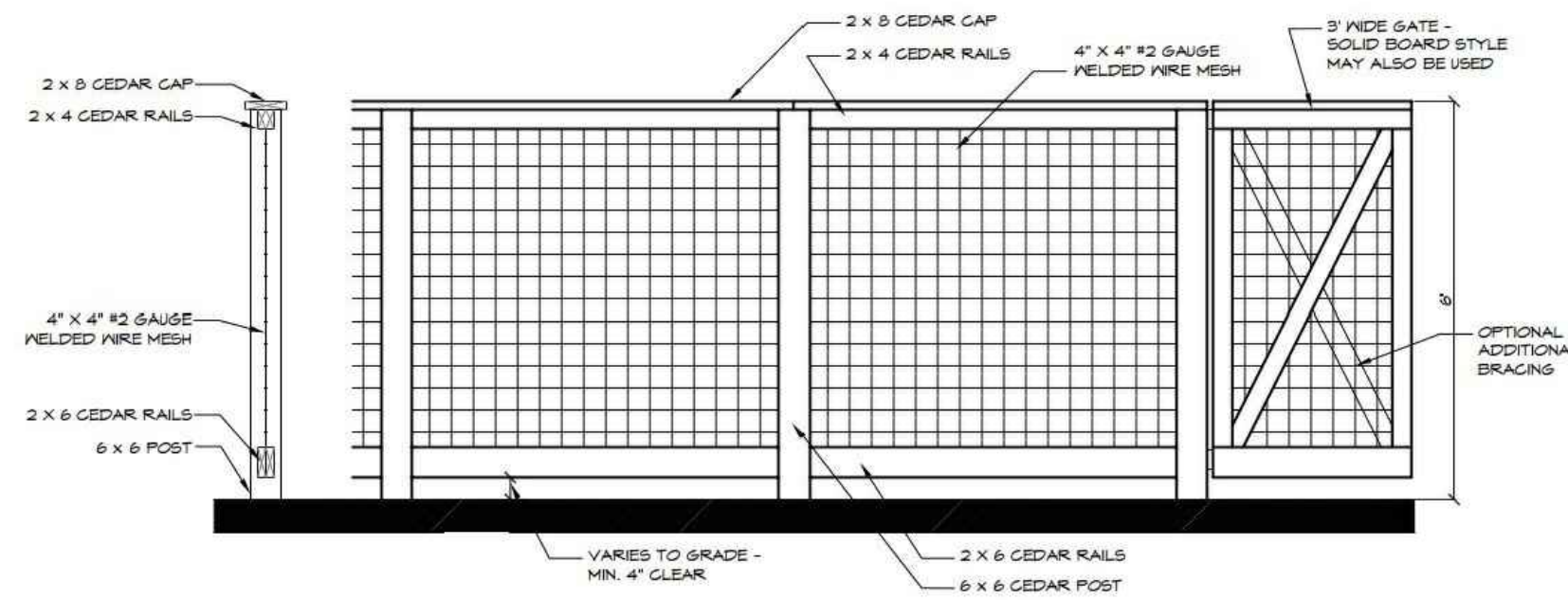
NOTE:
1. LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.



TREE STAKING DETAIL

SCALE: N.T.S.

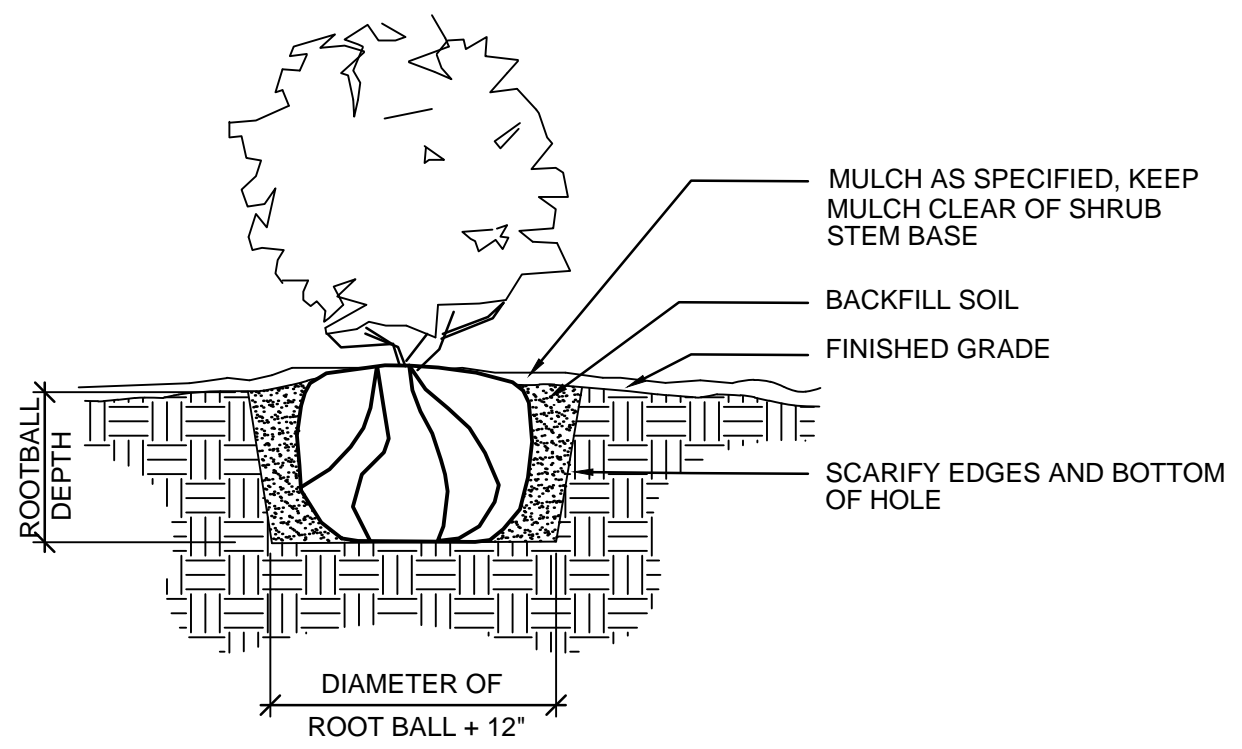
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L1.02



6' METAL VINE FENCE DETAIL

SCALE: N.T.S.

3
L1.02



SHRUB PLANTING DETAIL

SCALE: N.T.S.

2
L1.02



URBAN / GREENWAY BENCH
MANUFACTURER: LANDSCAPE FORMS
MODEL: THE PLAINWELL SERIES
FINISH: IPE WOOD, METAL: BLACK POWDERCOATED
SIZE: 72" LENGTH

BENCH DETAIL

SCALE: N.T.S.

4
L1.02

GENERAL NOTES: LANDSCAPE PLAN

- THE CONTRACTOR SHALL VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO ODR.
- ALL PLANT MASSES TO BE CONTAINED WITHIN A BARK MULCH BED, UNLESS NOTED OTHERWISE.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEUS MATERIAL OR DEBRIS.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT TAG AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- WITH THE EXCEPTION OF THOSE TREES INDICATED ON THE TREE REMOVAL PLAN, CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ODR. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE ODR.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY ODR TO ADJUST TREE LOCATIONS.
- LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE ODR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS FROM THE SITE.
- BACK FILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONE MEAL PER MANUFACTURE'S RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATION.
- GROUND COVERS AND PERENNIALS SHALL BE PLANTED WITH A MAXIMUM 2 INCH COVER OF BARK MULCH WITH NO FOLIAGE COVERED.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN WITH HEALTHY ROOT SYSTEMS AND FULL BRANCHING, DISEASE AND INSECT FREE AND WITHOUT DEFECTS SUCH AS SUN SCALD, ABRASIONS, INJURIES AND DISFIGUREMENT.
- ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SIZE AND QUANTITY SPECIFIED. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUB-STANDARD RESULTS CAUSED BY REDUCTION IN SIZE AND/OR QUANTITY OF PLANT MATERIALS.



Villebois

CHATEAU VILLEBOIS, LLC
OTAK, INC.
PACIFIC COMMUNITY DESIGN, INC.

VILLEBOIS

PHASE 2 CENTRAL

**CHATEAU VILLEBOIS/
CARRIAGE HOMES**

PDP Modification /
FDP Submittal

PLANTING LEGEND AND DETAILS

DATE: 10/13/2014

L1.02

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, DECEMBER 8, 2014

6:30 PM

VIII. Board Member Communications:

**A. Agenda Results from the November 24, 2014 DRB
Panel B meeting**

City of Wilsonville

Development Review Board Panel B Meeting Meeting Results

DATE:	NOVEMBER 24, 2014	
LOCATION:	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
TIME START:	6:30 P.M.	TIME END: 7:17 P.M.

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Andrew Karr, Chair	Blaise Edmonds
Dianne Knight	Barbara Jacobson
Aaron Woods	Michael Wheeler
Cheryl Dorman	
Jhuma Chaudhuri	
City Council Liaison: Julie Fitzgerald	

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None
CONSENT AGENDA	
A. Approval of September 22, 2014 Minutes	A. Approved as presented with Chair Karr and Aaron Woods abstaining.
PUBLIC HEARING	
A. Resolution 293. Southern Wine & Spirits Warehouse Expansion: VLMK – agent for Oregon Property Partners LLC – owner. The applicant is seeking approval of a Site Design Review and Tree Removal Permit for an 89,000 sq. ft. industrial warehouse expansion. The site is located at 9805 SW Boeckman Road on Tax Lot 900 of Section 11C, T3S-R1W, Clackamas County; Wilsonville, Oregon. Staff: Michael Wheeler Case Files: DB14-0063 – Site Design Review TR14-0153 – Type A Tree Removal	A. Resolution 293 was unanimously approved with two corrections to the Staff report and Exhibit E15 added to the record.
BOARD MEMBER COMUNICATIONS	
A. Results of the November 10, 2014 DRB Panel A meeting	None
STAFF COMMUNICATIONS	Mr. Edmonds thanked Andrew Karr and Jhuma Chaudhuri for their service as Board members. He recounted the numerous applications reviewed by the Board over the last six years.