



**Community Development
Planning Division**
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NOTICE OF DISPOSITION FOR A TENTATIVE SUBDIVISION PLAT

ORDER NO. 2016-053

CASE: ELLE'S ADDITION (SUB16-00002)

REQUEST:

The Applicant requests approval of a Tentative Subdivision Plat to divide three existing parcels into seven lots. Lots 1–6 are proposed for single-family homes and Lot 7 is proposed for two apartment buildings and six townhomes.

OWNER/APPLICANT:

SW3 LLC
33750 SW Melody Lane
Corvallis, OR 97333

COMPREHENSIVE PLAN DESIGNATION

Residential – Medium-High Density

ZONING DESIGNATION

RS-12 (Medium-High Density Residential)

LOCATION

The subject property is located on the west side of SE 3rd Street/Highway 99, between SE Richland Avenue and SW Prairie Avenue. The property is identified on Benton County Assessors' Map 12-05-11-BC, Tax Lots 4600 and 4700, and Assessor's Map 12-05-11-CB, Tax Lot 5300.

Vicinity Map

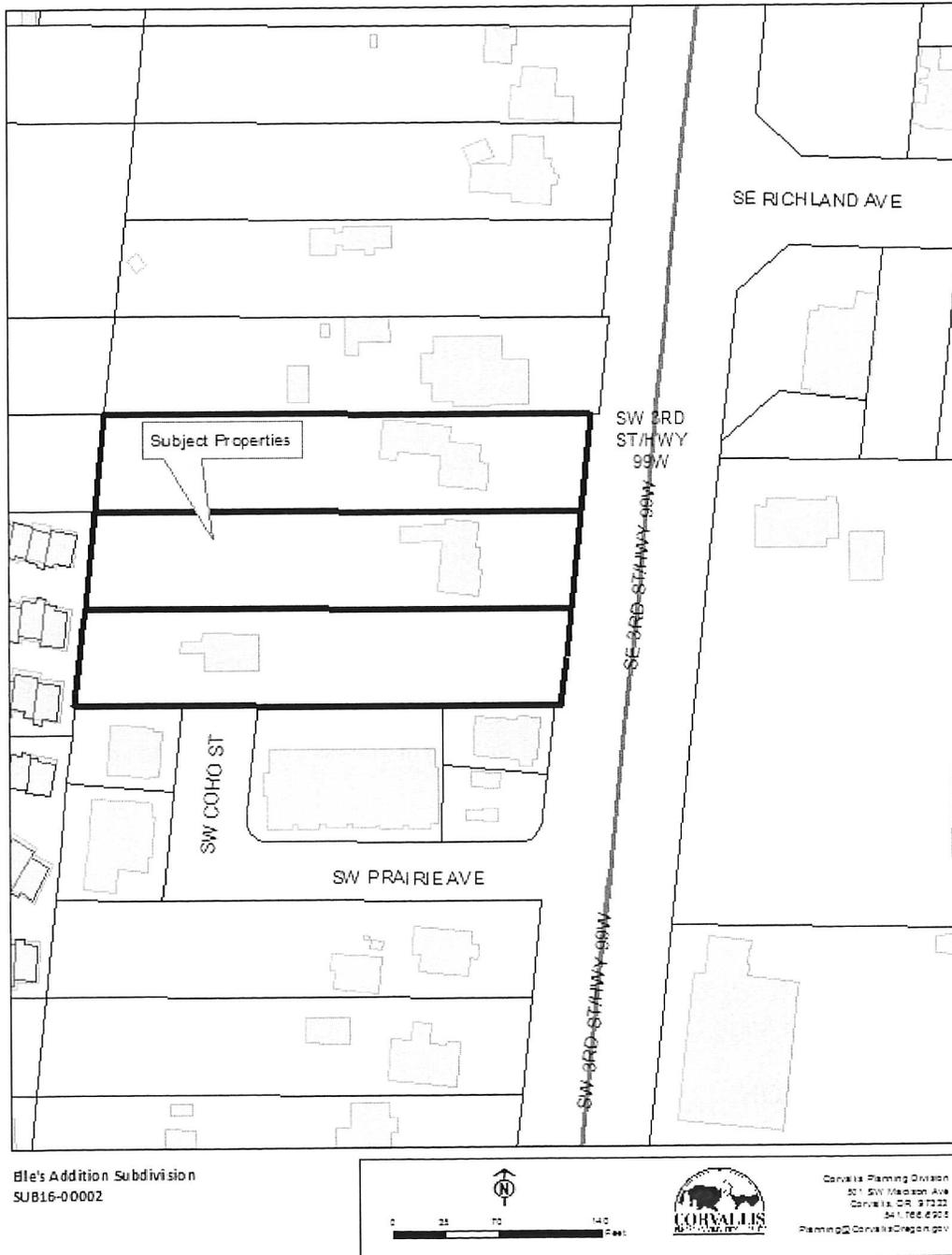


Figure 1 - Vicinity Map

PUBLIC COMMENT

72 public notices were mailed on September 22, 2016. Comments have been received, noting concerns about the solar access waiver request, and are included as **Attachment B** to this notice of disposition.

BACKGROUND AND LAND USE HISTORY

1962 The subject property was annexed into the City as part of the South Corvallis Annexation.

DECISION

Based on the information submitted by the applicant and conclusions reached through City staff review, it is the decision of the Community Development Director to approve the request as outlined below and subject to the following Findings and Conditions of Approval.

Attachments

- A. Application, Narrative, and Tentative Plat**
- B. Written Public Testimony**
- C. Solar Waiver Request Notice of Disposition**

Tentative Subdivision Plat Review Criteria

The following review criteria are applicable to a Tentative Subdivision Plat:

2.4.30.04 - Review Criteria

b. Residential Subdivisions - Requests for the approval of a Residential Tentative Subdivision Plat shall be reviewed to ensure consistency with the clear and objective approval standards contained in the following: the City's development standards outlined in the applicable underlying Zoning Designation standards in Article III of this Code; the development standards in Article IV of this Code; the standards of all acknowledged City Facility Master Plans; the adopted City Design Criteria Manual; the adopted Oregon Structural Specialty Code; the adopted International Fire Code; the adopted City Standard Construction Specifications; the adopted City Erosion Prevention and Sediment Control Ordinance; and the adopted City Off-street Parking Standards. Additionally, the following criteria shall be met for Residential Subdivisions and the application shall demonstrate adherence to them:

- 1. Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards;**

Chapter 3.6 – Medium-High Density (RS-12) Zone Development Standards

Table 3.6-1

		Standard
a.	Minimum Density *	12 units per acre. Applies to the creation of Land Divisions.
b.	Maximum Density *	20 units per acre. Applies to the creation of Land Divisions.
c.	Minimum Lot Area **	2,178 sq. ft. per dwelling unit
<p>* Minimum and Maximum Densities, as calculated in relation to specific development proposals, are determined consistent with the definition of “Density Calculation” in Chapter 1.6.</p> <p>** Lots created through the Subdivision or Major Replat process in Chapter 2.4 may contain lot sizes smaller than the specified minimum lot size, so long as the gross density of the Subdivision or Major Replat is within the specified density range for the Zone. Consequently, resultant densities within the overall Zone are anticipated to be within the specified density range.</p>		
d.	Minimum Lot Width	25 ft.

Minimum and Maximum Density

LDC 3.6.30 establishes a minimum density of 12 units per acre for new Residential Subdivisions, and a maximum density of 20 units per acre. The subject property is 1.48 acres. Minimum density is determined by the following calculation:

$$\text{Net Area (acres)} \times \text{Minimum Density (units per acre) established in the Zone}$$

As defined by the LDC, the Net Area of the development site excludes proposed public street rights-of-way (and, if the developer desires, other types of development-constrained land). In addition, when the sum of the dwelling units is a fraction of a dwelling unit, and the fraction is equal to or greater than 0.5, an additional dwelling unit shall be required. Approximately 0.28 acres of the subject site is proposed to be dedicated as right-of-way. The resultant Minimum Density calculation is:

$$(1.48 - 0.28) \times 12 = 14.4, \text{ rounded down to } 14.$$

Maximum Density is determined by the following calculation:

$$\text{Gross Area (acres)} \times \text{Maximum Density per Acre established for the Zone}$$

When a fractional result is equal to or greater than 0.5, an additional dwelling unit shall be allowed, but shall not be allowed when a fractional result is less than 0.5. The resultant Maximum Density calculation is:

1.48 x 20 = 29.6, rounded up to 30

Lot Area

The Minimum Lot Area within the RS-12 Zone is 2,178 square feet per dwelling unit.

Lot Width

The Minimum Lot Width within the RS-12 Zone is 25 feet.

Conclusion

The applicant's proposal includes six lots sized for single-family use, in addition to a large lot that accommodates the minimum density required in the RS-12 zone. The subject site is 1.48 gross acres (1.2 net acres). This exceeds the minimum density standard and falls below the maximum density standard for the RS-12 Zone. The smallest lot proposed is 2,389 square feet, exceeding the minimum lot area standard for the RS-12 Zone. The minimum lot width proposed is 32.92 feet, exceeding the minimum lot width standard for the RS-12 Zone. With submittal of the final plat, the applicant shall provide draft copies of the deed restrictions that meet the requirements of LDC 2.4.40.01.o.4. Upon final acceptance by the City, the deed restrictions shall be signed, notarized, and recorded concurrently with the final plat (**Condition 2**).

There are no other applicable development standards that apply to the proposed land division in Article III of the LDC (RS-12 Zone). Compliance with all other development standards in the RS-12 Zone shall be ensured through the building permit process, in conjunction with development proposals on individual lots. The RS-12 Zone development standards are satisfied.

Section 3.6.80 - MIX OF HOUSING TYPES

A mix of permitted Housing Types is encouraged in the RS-12 Zone and shall be required for larger development projects in the zone. To promote such a mix, developments greater than five acres in size shall comply with the variety of Housing Types requirements outlined in Chapter 4.9 - Additional Provisions.

Staff Discussion and Conclusion

The subject application is for fewer than five acres. Therefore, the Mix of Housing Types requirement is not applicable. Regardless, the Applicant has expressed a desire to develop a mix of housing types.

Section 3.6.90 - COMPLIANCE WITH CHAPTER 4.10 - PEDESTRIAN ORIENTED DESIGN STANDARDS

The requirements in Chapter 4.10 - Pedestrian Oriented Design Standards shall apply to the following types of development in the RS-12 Zone:

- a. All new buildings or structures for which a valid permit application has been submitted after December 31, 2006;**

Staff Discussion and Conclusion

Within the RS-12 Zone, Chapter 4.10 applies to the construction of new buildings and structures, and will be evaluated with building permit applications. It does not apply to the Subdivision process.

Chapter 4.0 – Improvements Required With Development

Section 4.0.20 - TIMING OF IMPROVEMENTS

- a. All improvements required by the standards in this Chapter shall be installed concurrently with development, as follows:
 - 1. Where a Land Division is proposed, each proposed lot shall have required public and franchise utility improvements installed or secured prior to approval of the Final Plat, in accordance with the provisions of Section 2.4.40.08 of Chapter 2.4 - Subdivisions and Major Replats.
 - 3. All required public improvements shall be installed and accepted by the City prior to issuance of a certificate of occupancy. The Director may allow issuance of a temporary certificate of occupancy prior to completion of the public improvements in cases where unusual situations prevent the completion of the public improvements.

Staff Discussion and Conclusion

Prior to final plat, the applicant will need to install or secure public improvements (**Condition 3**). City Council policy CP91-7.04 provides additional clarity of when building permits may be issued. As conditioned, the application is consistent with LDC criteria.

Section 4.0.30 - PEDESTRIAN REQUIREMENTS

- a. Sidewalks shall be required along both sides of all streets, as follows:
 - 1. Sidewalks on Local, Local Connector, and Cul-de-sac Streets - Sidewalks shall be a minimum of five ft. wide on Local, Local Connector, and Cul-de-sac Streets. The sidewalks shall be separated from curbs by a tree planting area that provides at least six ft. of separation between the sidewalk and curb, except that this separated tree planting area shall not be provided adjacent to sidewalks where they are allowed to be located within Natural Resource areas governed by Chapter 4.12 - Significant Vegetation Protection Provisions and Chapter 4.13 - Riparian Corridor and Wetland Provisions. This separated tree planting area shall also not be provided adjacent to sidewalks where they are allowed to be located within drainageway areas governed by regulations in Chapter 2.11 - Floodplain Development Permit and Chapter 4.5 - Floodplain Provisions.
 - 2. Sidewalks on Arterial, Collector, and Neighborhood Collector Streets - Sidewalks along Arterial, Collector, and Neighborhood Collector Streets shall be separated from curbs by a planted area. The planted area shall be a minimum of 12 ft. wide and landscaped with trees and plant materials approved by the City. The sidewalks shall be a minimum of five ft. wide. An exception to these provisions is that this separated tree planting area shall not be provided adjacent to sidewalks where they are allowed

to be located within Natural Resource areas governed by Chapter 4.12 - Significant Vegetation Protection Provisions and Chapter 4.13 - Riparian Corridor and Wetland Provisions. This separated tree planting area shall also not be provided adjacent to sidewalks where they are allowed to be located within drainageway areas governed by regulations in Chapter 2.11 - Floodplain Development Permit and Chapter 4.5 - Floodplain Provisions.

3. **Sidewalk Installation Timing** - The timing of the installation of sidewalks shall be as follows:
 - a) Sidewalks and planted areas along Arterial, Collector, and Neighborhood Collector Streets shall be installed with street improvements.
 - b) Except as noted in "c," below, construction of sidewalks along Local, Local Connector, and Cul-de-sac Streets may be deferred until development of the site and reviewed as a component of the Building Permit. However, in no case shall construction of the sidewalks be completed later than three years from the recording of the Final Plat. The obligation to complete sidewalk construction within three years will be outlined in a deed restriction on affected parcels and recorded concurrently with the Final Plat.
- b. **Safe and Convenient Pedestrian Facilities** - Safe and convenient pedestrian facilities that minimize travel distance to the greatest extent practicable shall be provided in conjunction with new development within and between new Subdivisions, Planned Developments, commercial developments, industrial areas, residential areas, transit stops, and neighborhood activity centers such as schools and parks, as follows:
 1. For the purposes of this Section, safe and convenient means pedestrian facilities that are free from hazards and that provide a direct route of travel between destinations.
 2. The following types of pedestrian walkways shall have a minimum 5-ft. paved width, and five ft. of landscaping provided on both sides of the facility, consistent with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting. Pedestrian walkways that are either more than 220 ft. long or serve more than 10 dwelling units shall have a wider paved width as specified in Section 4.0.40.c.
 - a) Pedestrian walkways connecting Cul de sacs;
 - b) Pedestrian walkway required to comply with the block perimeter requirements in Section 4.0.60.o.; and
 - c) Other pedestrian walkways connecting two public rights-of-way, including multi-use paths and trails.

Section 4.0.40 - BICYCLE REQUIREMENTS

- a. **On-street Bike Lanes** - On-street bike lanes shall be required on all Arterial, Collector, and Neighborhood Collector Streets and constructed at the time of street improvements.
- b. **Safe and Convenient Bicycle Facilities** - Safe and convenient bicycle facilities that minimize travel distance to the greatest extent practicable shall be provided in conjunction with new development within and between new Subdivisions, Planned Developments, commercial

developments, industrial areas, residential areas, transit stops, and neighborhood activity centers such as schools and parks, as follows:

Staff Discussion and Conclusion

The LDC requires 6-foot setback sidewalks along arterial highways and 5-foot setback sidewalks along local streets. Sidewalks shall be separated from the street by 12-foot landscape strips on arterial highways and by 6-foot landscape strips along local streets.

SW 3rd Street is designated as an arterial highway per the City's Transportation Plan. Per Table 4.0-1 of the LDC, 6-foot bike lanes are required on arterial highways. 6-foot bike lanes are currently present on SW 3rd Street.

SW Coho Street is designated as local street per the City's Transportation Plan. Per Table 4.0-1 of the LDC, local streets have a shared surface where bicycles and vehicles share the roadway.

Setback sidewalks and landscape strips along SW 3rd Street shall be installed or secured prior to the final plat.

Construction of sidewalks and landscape strips along SW Coho Street may be deferred until development of the site and reviewed as a component of the building permit. However, in no case shall construction of the sidewalks be completed later than three years from the recording of the final plat. The obligation to complete sidewalk construction within three years will be outlined in a deed restriction on affected parcels and recorded concurrently with the final plat **(Condition 4)**.

The proposal includes two pedestrian connections between SW 3rd Street and SW Coho Street. The width of each concrete walkway varies between 5 and 7.5 feet. The northernmost walk serves 9 dwelling units (lots 1–3 and 6 apartment units) and the southernmost walk serves 9 dwelling units (lots 4–6 and 6 apartments). Staff finds that the pedestrian connections satisfy the stipulations per LDC 4.0.30.b.

As conditioned, staff finds that the existing public bicycle/pedestrian network can accommodate the proposed development consistent with applicable City criteria.

Section 4.0.50 - TRANSIT REQUIREMENTS

- a. **Development sites located along existing or planned transit routes shall, where appropriate, incorporate transit stops and shelters into the site design. These improvements shall be installed in accordance with the guidelines and standards of the Corvallis Transit System.**
- b. **Development sites at or near existing or planned transit stops shall provide safe, convenient access to the transit system, as follows:**
 - 2. **All developments shall provide safe, convenient pedestrian walkways between the buildings and the transit stop, in accordance with the provisions of Section 4.0.30.b.**

Staff Discussion and Conclusion

The applicant's proposal includes a new concrete pad along SW 3rd Street that will be installed behind the sidewalk to serve as a transit stop. The Corvallis Transit System (CTS) route 6 currently provides service along SW 3rd Street. Prior to the final plat, a concrete pad with a bus shelter and a connection to the curb that meets City standards shall be constructed (**Condition 5**). As conditioned, staff finds that the existing public transit network can accommodate the proposed development consistent with applicable City criteria.

Section 4.0.60 - PUBLIC AND PRIVATE STREET REQUIREMENTS

- a. **Traffic evaluations shall be required of all development proposals in accordance with the following:**
 - 1. **All development site proposals shall provide an estimate of site generated trips based on ITE standards. A traffic impact analysis (TIA) is required for any proposal generating 30 or more peak hour trips to an intersection/access. If there are specific safety or capacity issues associated with a site, staff may request those be addressed, regardless of the number of site trips generated. The TIA shall include Level of Service (LOS) analyses for the impacted intersections. A proposed TIA scope with preliminary trip estimates and trips distribution shall be prepared by a registered professional engineer, and submitted to the City Engineer for review and approval based on established procedures. The applicant shall complete the evaluation consistent with the approved scope in accordance with accepted traffic engineering practices and present the results with the site development proposal.**

- e. **Development sites shall be provided with access from a public street or a private street that meets the criteria in "d," above, both improved to City standards in accordance with the following:**
 - 1. **Where a development site abuts an existing public street not improved to City standards, the abutting street shall be improved to City standards along the full frontage of the property concurrently with development. Where a development site abuts an existing private street not improved to City standards, and the private street is allowed per the criteria in "d", above, the abutting street shall meet all the criteria in "d", above and be improved to City standards along the full frontage of the property concurrently with development.**
 - 2. **Full width street improvements, from curb to curb are typically required. Half-width street improvements from curb to centerline may be approved by the Planning Commission or Director where essential to the reasonable development of the property. Approval for half-width street improvements may be allowed when other standards required for street improvements are met and when the Planning Commission or the Director finds that it will be possible to obtain the dedication and/or improvement of the remainder of the street when property on the other side of the half-width street is developed.**
 - 3. **To ensure improved access to a development site consistent with policies on orderly urbanization and extension of public facilities, the Planning Commission or Director may require off-site street improvements concurrently with development.**

- f. **To provide for orderly development of adjacent properties, public streets and private**

streets that meet all the criteria in "d", above, shall be installed concurrently with development of a site and shall be extended through the site to the edge of the adjacent property(ies) in accordance with the following:

1. Temporary dead-ends created by this requirement may be installed without turn-arounds, subject to the approval of the Fire Marshal.
2. Drainage facilities shall be provided to properly manage storm water run-off from temporary dead-ends.

k. Location, grades, alignments, and widths for all public and private streets shall be considered in relation to existing and planned streets, topographical conditions, public convenience and safety, and proposed land use. Where topographical conditions present special circumstances, exceptions to these standards may be granted by the City Engineer provided that the safety and capacity of the street network is not adversely effected. The following standards shall apply:

8. Right-of-way and improvement widths shall be as specified in the Transportation Plan and Table 4.0-1 - Street Functional Classification System.

Table 4.0-1- Street Functional Classification System¹

	Arterial Highway	Arterial	Collector	Neighborhood Collector	Local Connector	Local
Auto amenities (lane widths) ²	2-5 Lanes (11 - 14 ft.)	2-5 Lanes (12 ft.)	2-3 Lanes (11 ft.)	2 Lanes (10 ft.)	2 Lanes (10 ft.)	Shared Surface
Bike amenities ³	2 Lanes (6 ft.)	Shared Surface	Shared Surface			
Pedestrian amenities	2 Sidewalks (6 ft.) Ped. Islands	2 Sidewalks (5 ft.) Ped. Islands	2 Sidewalks (5 ft.)	2 Sidewalks (5 ft.)	2 Sidewalks (5 ft.)	2 Sidewalks (5 ft.)
Transit	Typical	Typical	Typical	Typical	Permissible/not typical	Permissible/not typical
Managed speed ⁴	20 mph - 55 mph	25 mph - 45 mph	25 mph - 35 mph	25 mph	25 mph	15-20 mph
Curb-to-curb width ⁵ (two way)						
No on-street parking	34 ft - 84 ft.*	34 ft.-72 ft.	34 ft.-45 ft.	32 ft.	20 ft.*	20 ft.*
Parking one side	42 ft. - 84 ft.	NA	NA	40 ft.	28 ft.	25 ft.*
Parking both sides	50 ft. - 84 ft.	NA	NA	48 ft.	28-34 ft.	28 ft.
Traffic calming ⁶		No	Permissible/ not typical	Typical	Permissible	Permissible
Preferred adjacent land use	High Intensity	High Intensity	Med. to High Intensity	Medium Intensity	Med. to Low Intensity	Low Intensity
Access control	Yes	Yes	Some	No	No	No
Turn lanes		Continuous and/or medians with ped. islands	Typical at intersections with Arterials or Collectors	Not typical	Not typical	Not typical
Planting strips ^{7&8}	Two - 12 ft. Except across areas of Natural Features	Two - 12 ft. Except across areas of Natural Features	Two - 12 ft. Except across areas of Natural Features	Two - 12 ft. Except across areas of Natural Features	Two - 6 ft. Except across areas of Natural Features	Two - 6 ft. ⁷ Except across areas of Natural Features ^{7&8}
Through-traffic connectivity		Primary function	Typical function	Typical function	Permissible function	Permissible function

1. These standards do not preclude the flexibility currently allowed through the Planned Development process in Chapter 2.5 - Planned Development.

2. Lane widths shown are the preferred construction standards that apply to existing routes adjacent to areas of new development, and to newly constructed routes. On Arterial and Collector roadways, an absolute minimum for safety concerns is 10 ft. Such minimums are expected to occur only in locations where existing development along an established sub-standard route or other severe physical constraints preclude construction of the preferred facility width.

3. An absolute minimum width for safety concerns is five ft., which is expected to occur only in locations where existing development along an established sub-standard route or other severe physical constraints preclude construction of the preferred facility width. Parallel multi-use paths in lieu of bike lanes are not appropriate along the Arterial-

Collector system due to the multiple conflicts created for bicycles at driveway and sidewalk intersections. In rare instances, separated (but not adjacent) facilities may provide a proper function.

4. Arterial Highway speeds in the Central Business or other Commercial zones in urban areas may be 20-25 mph. Traffic calming techniques, signal timing, and other efforts will be used to keep traffic within the desired managed speed ranges. Design of a corridor's vertical and horizontal alignment will focus on providing an enhanced degree of safety for the managed speed.
5. Street design for each development shall provide for emergency and fire vehicle access. Street widths of less than 28 ft. shall be applied as a development condition through the Subdivision process in Chapter 2.4 - Subdivisions and Major Replats and/or the Planned Development process in Chapter 2.5 - Planned Development. The condition may require the developer to choose between improving the street to the 28-ft. standard or constructing the narrower streets with parking bays placed intermittently along the street length. The condition may require fire-suppressive sprinkler systems for any dwelling unit more than 150 ft. from a secondary access point. * To be applied in RS-9 and lesser zones.
6. Traffic calming includes such measures as bulbed intersections, speed humps, raised planted medians, mid-block curb extensions, traffic circles, signage, and varied paving materials and is addressed in the Transportation Plan.
7. Through the Planned Development Review Process, the planting strip along Local Streets and around the bulbs of Cul-de-sacs may be reduced or eliminated.
8. Where streets must cross protected Natural Features, street widths shall be minimized by providing no on-street parking and no planting strips between the curb and the sidewalk on either side of the street.

r. **Development shall include underground electric services, light standards, wiring and lamps for streetlights according to the specifications and standards of the City Engineer. The developer shall be responsible for installation of underground conduit for street lighting along all public streets improved in conjunction with such development in accordance with the following:**

1. **The developer shall coordinate with the City Engineer to determine the location of future street light poles.**
2. **The streetlight plan shall be designed to provide illumination meeting standards set by the City Engineer.**
3. **The standard street light installation is a wood pole.**

The developer shall install such facilities and make the necessary arrangements with the serving electric utility for the City-owned and operated street lighting system to be served at the lowest applicable rate available to the City. Upon City's acceptance of such development improvements, the street lighting system, exclusive of utility-owned service lines, shall be and become the property of the City.

Staff Discussion and Conclusion

The east side of the site has frontage on SW 3rd Street and SW Coho Street is stubbed to the south side of the site. Per LDC 4.0.60.e, development sites are to be provided with access from a public street improved to City standards and per LDC 4.0.60.f, public streets are to be extended through the site to the edge of adjacent properties. In accordance with LDC 4.0.20.a.1, each proposed lot shall have required public and franchise improvements installed or secured in accordance with the provisions of LDC 2.4.40.08, prior to approval of the final plat (**Condition 3**).

SW 3rd Street

SW 3rd Street is an arterial highway according to the Transportation Plan. Per Table 4.0-1 of the LDC, a five lane arterial highway consists of 114-feet of right of way to accommodate 13-foot travel lanes, a 14-foot center turn lane, 6-foot bike lanes, 12-foot

landscape strips, and 6-foot setback sidewalks. The existing conditions for SW 3rd Street are a 90-foot right of way with 12-foot travel lanes, a 14-foot center turn lane, 6-foot bike lanes, no landscape strips, and 6-foot curbside sidewalks. Prior to the final plat, 6-foot setback sidewalk and 12-foot landscape strips are required to be installed **(Condition 6)**.

Concurrent with the final plat, the applicant shall dedicate additional right of way in order to provide 57-feet of right of way from the original right of way centerline of SW 3rd Street. An environmental assessment for all land to be dedicated must be completed in accordance with LDC 4.0.100.g **(Condition 7)**.

The existing frontage along SW 3rd Street has multiple driveway aprons. The applicant has proposed to remove the site's access from SW 3rd Street and provide access from the new extension of SW Coho Street. Prior to the final plat, the existing driveway approaches shall be removed and replaced with curb and gutter to ODOT's specifications **(Condition 8)**.

Required right of way dedications for SW 3rd Street, work within ODOT's right of way, or connection to an ODOT utility will require a permit from ODOT. ODOT permits must be approved and issued prior to the City issuing a Public Improvement by Private Contract permit for the construction of public improvements associated with site development **(Condition 9)**.

SW Coho Street

SW Coho Street is a local street according to the Transportation Plan. Per Table 4.0-1 of the LDC, local streets consist of 50 feet of right of way to accommodate a 28-foot roadway, 6-foot landscape strips, and 5-foot setback sidewalks. The applicant has proposed extending SW Coho Street through their site to the northern edge of the property. The alignment is proposed to be a straight extension of the existing alignment. Prior to the final plat, SW Coho Street improvements consisting of a 28-foot roadway shall be constructed **(Condition 10)**. Timing of construction of the 6-foot landscape strips, and 5-foot setback sidewalks adjacent to residential construction is discussed above in Bicycle/Pedestrian Circulation.

Concurrent with the final plat, the applicant shall dedicate right of way in order to provide 50-feet of right of way for the extension of SW Coho Street. An environmental assessment for all land to be dedicated must be completed in accordance with LDC 4.0.100.g **(Condition 11)**.

The proposal includes three reciprocal access agreements for shared driveway access for the six single-family lots proposed along the west side of SW Coho Street. The three reciprocal access easements shall be granted on final plat and dimensioned to meet the city's off-street parking and access standards prior to receiving building permits **(Condition 12)**.

Traffic Impact Analysis

The applicant provided a Traffic Impact Analysis with the application. The proposed subdivision would create six single family lots and one larger multifamily lot for 18 dwelling units. The projected impact of the development is 18.2 PM peak hour trips and 14.7 AM peak hour trips. The projected impact is below the thresholds to require additional analysis.

Circulation

Given the discussion above, the Elle's Addition Subdivision, as proposed and conditioned, complies with Transportation Plan criteria and Land Development Code requirements. The existing public vehicular circulation network can accommodate the proposed application consistent with applicable City criteria.

Street Lighting

SW 3rd Street is currently served with a street light system. The extension of SW Coho Street will require one additional street light at the north end of the street. Prior to the final plat, a public street light shall be installed at the north end of SW Coho Street to City standards (**Condition 13**).

Section 4.0.70 - PUBLIC UTILITY REQUIREMENTS (OR INSTALLATIONS)

- a. All development sites shall be provided with public water, sanitary sewer, storm drainage, and street lights.
- b. Where necessary to serve property as specified in "a" above, required public utility installations shall be constructed concurrently with development.
- d. To provide for orderly development of adjacent properties, public utilities installed concurrently with development of a site shall be extended through the site to the edge of adjacent property(ies).
- f. Private on-site sanitary sewer and storm drainage facilities may be allowed, provided all the following conditions exist:
 1. Extension of a public facility through the site is not necessary for the future orderly development of adjacent properties;
 2. The development site remains in one ownership and Land Division does not occur, with the exception of Land Divisions that may occur under the provisions of Section 4.0.60.d, above; and
 3. The facilities are designed and constructed in accordance with the Uniform Plumbing Code and other applicable codes, and permits are obtained from the Development Services Division prior to commencement of work.

Staff Discussion and Conclusion

In accordance with LDC 4.0.70, all development sites shall be provided with public water, sanitary sewer, storm drainage, and street lights. In accordance with 4.0.20.a.1, each proposed parcel shall have required public and franchise improvements installed or secured in accordance with the provisions of LDC 2.4.40.08 prior to approval of the final plat.

Sewer

There is an existing 15-inch/18-inch public sewer line in SW 3rd Street and an existing 8-inch sewer stubbed to the end of SW Coho Street.

The applicant has proposed to extend the existing 8-inch sanitary sewer within the extension of SW Coho Street. Prior to the final plat, the 8-inch sewer in SW Coho Street shall be extended from the existing stub to the northern end of SW Coho Street. All proposed lots shall be provided with sewer service meeting City Standards concurrent with the extension of the 8-inch sanitary sewer (**Condition 14**).

According to City records, there are several sanitary sewer laterals connected to the 15-inch/18-inch sewer within SW 3rd Street that serve the existing site. If development on the site does not reuse the existing sewer laterals they shall be abandoned and fully removed to the main prior to the final plat (**Condition 15**).

Water

There is an existing 8-inch public water line and a 30-inch transmission main located in SW 3rd Street and an existing 8-inch public water line stubbed to the end of SW Coho Street.

The applicant has proposed to extend the existing 8-inch public water line within the extension of SW Coho Street. The waterline extension is also required to be looped. The loop will be from the end of the new waterline in SW Coho Street, through the northern portion of the site, to the existing 8-inch public water line in SW 3rd Street. Prior to the final plat, the 8-inch public water line shall be extended from the existing stub to the northern end of SW Coho Street and across the northern portion of the site. All proposed lots shall be provided with water services meeting City Standards concurrent with the extension of the 8-inch public water line (**Condition 16**).

According to City records, there are water services connected to the existing 8-inch public water line in SW 3rd Street that serve the existing site. If development on the site does not reuse the existing water services, they shall be abandoned and fully removed to the main prior to the final plat (**Condition 17**).

If any portion of a public waterline is located outside of the right of way, a minimum 15-foot easement is required, centered on the line per LDC 4.0.100.a (**Condition 18**).

Storm Drainage

There is an existing 18-inch ODOT storm drainage line located in SW 3rd Street along the site's frontage.

The existing storm drainage in SW Coho Street was not designed to be extended with future street extensions. The applicant has proposed to install catch basins in the extension of SW Coho Street and provide a public storm drainage line through the site with a connection to the ODOT storm drainage system in SW 3rd Street. The public storm drainage system shall be installed prior to the final plat. Individual lots are typically served with weep holes in the curbs. The multifamily lot shall have a private storm drainage system installed with a single connection to the City's public storm drainage system prior to final plat **(Condition 19)**.

While there are storm water detention exemptions for this portion of the City, the applicant has proposed to connect to ODOT's storm drainage system. ODOT may require detention of the site's stormwater prior to entering their system. If required by ODOT, a stormwater detention system that meets ODOT's specifications shall be provided concurrent with development of the site. If feasible, the detention system shall be private and located outside of public right of way **(Condition 20)**.

The proposed development will create more than 5,000 ft² of new pollution generating impervious surface. Storm water quality facilities shall be designed consistent with criteria outlined in the City's Stormwater Design Standards. The water quality facilities shall be designed to remove 70 percent of the total suspended solids (TSS) entering it during the design storm, 1.6-inch 24-hour rainfall event with NRCS Type 1A distribution **(Condition 21)**.

Connection to ODOT's storm drainage system will require a permit from ODOT. ODOT permits must be approved and issued prior to the City issuing a Public Improvement by Private Contract permit for the construction of public improvements associated with site development **(Condition 9)**.

If any portion of public storm drainage lines are located outside of the right of way, a minimum 15-foot easement is required, centered on the line per LDC 4.0.100.a **(Condition 18)**.

SECTION 4.0.100 - LAND FOR PUBLIC PURPOSES

- f. **Easements or dedications required in conjunction with Land Divisions shall be recorded on the Final Plat. For developments not involving a Land Division, easements and/or dedications shall be recorded on standard forms provided by the City Engineer.**

Staff Discussion and Conclusion

A 7-foot Utility Easement (UE) is required adjacent to all street rights of way according to LDC 4.0.100.b. The applicant shall grant these easements concurrent with final plat **(Condition 22)**.

Given the discussion above, the Elle's Addition Subdivision, as proposed and conditioned, complies with City Utility Master Plans and Land Development Code requirements. The existing public utilities can accommodate the proposed development consistent with applicable City criteria.

Chapter 4.2 – Landscaping, Buffering, Screening and Lighting

Section 4.2.20 - GENERAL PROVISIONS

a. Required Landscaping -

1. **Landscaping and Irrigation Plans** - Where a landscape plan is required by this Code, by a particular proposal, and/or by Conditions of Approval, detailed planting plans, irrigation plans and other related plans shall be submitted for review and approval with Building Permit applications and/or prior to the recordation of a Final Plat, as applicable. Building Permits, including Foundation Permits, shall not be issued until the Director has determined that the plans comply with the purposes clause and specific standards in this Chapter, any specific proposal(s), and/or Conditions of Approval that apply to the particular project. On a case by case basis, and where no Significant Natural Features would be impacted, the Director may grant an exception and allow the issuance of permits. Required landscaping shall be reviewed and approved by the Director, and in no case shall landscaping be less than that required by this Chapter. Landscaping shall consist of ground cover, shrubbery, and trees.
2. **Installation** - All required landscaping and related improvements, such as irrigation, etc., shall be completed prior to the issuance of a Certificate of Occupancy, with the exception of landscaping and related improvements required along Arterial, Collector, and Neighborhood Collector Streets per LDC Section 4.0.30.a.2, or which are located within Tracts and public rights-of-way that abut those Tracts. All required landscaping and related improvements along Arterial, Collector, and Neighborhood Collector Streets, or which are located within Tracts and public rights-of-way that abut those Tracts shall be completed or financially guaranteed prior to the recording of the associated Final Plat. If an applicant chooses to financially secure landscaping and related improvements in order to record a Final Plat, such financial security shall be consistent with the provisions of this Code, shall be reviewed and approved by the Director, and shall be for an amount at least equivalent to 120 percent of the cost of the installation of the landscaping and related improvements.
3. **Coverage within Three Years** - All required landscaping shall provide a minimum 90 percent ground coverage within three years. A financial guarantee shall be provided for new residential development, with the exception of areas within single-family or Duplex lots. A financial guarantee shall also be provided for new nonresidential development, and nonresidential redevelopment that involves a 3,000 sq. ft. or 20 percent expansion, whichever is less, except that 20 percent expansions less than 500 sq. ft. are exempt. The financial guarantee shall cover

maintenance for a three-year period from the date that the landscaping was installed by the applicant and accepted by the City. This guarantee shall be established prior to the issuance of a Final Certificate of Occupancy and prior to recording of a Final Plat. Additionally, this guarantee shall be consistent with the provisions of this Code, shall be reviewed and approved by the Director, and shall be for an amount that is at least equivalent to 50 percent of the cost of installation of required landscaping and related improvements, plus 20 percent of the 50 percent figure.

To release this guarantee at the end of the three-year period, the developer shall provide a report to the Director. This report shall be prepared by a licensed arborist or licensed landscape contractor and shall verify that 90 percent ground coverage has been achieved, either by successful plantings or by the installation of replacement plantings. The Director shall approve the report prior to release of the guarantee.

- b. **Appropriate care and maintenance of landscaping on-site and landscaping in the adjacent right-of-way is the right and responsibility of the property owner, unless City ordinances specify otherwise for general public and safety reasons. A City permit is required to plant, remove, or prune any trees in a public right-of-way. Pruning shall be in accordance with the American National Standards Institute (ANSI) A300 standards for Tree Care Operations. Landscaping, buffering, and screening required by this Code shall be maintained. If street trees or other plant materials do not survive or are removed, materials shall be replaced in kind.**

- d. **Protection of Significant Tree and Significant Shrub Specimens Outside of Inventoried Areas of the Adopted Natural Features Inventory Map dated December 20, 2004 -**
 - 1. **Significant Tree and Significant Shrub specimens outside of the areas inventoried as part of the Natural Features Inventory should be preserved to the greatest extent practicable and integrated into the design of a development. See Adopted Natural Features Inventory Map dated December 20, 2004, for information regarding areas inventoried as part of the Natural Features Inventory. See also the definitions for Significant Shrub and Significant Tree in Chapter 1.6 - Definitions.**

- e. **Planters and boundary areas used for required plantings shall have a minimum diameter of five ft., or 2.5 ft. radius, inside dimensions. Where the curb or the edge of these areas is used as a tire stop for parking, the planter or boundary plantings shall be a minimum width of 7.5 ft.**

- f. **Irrigation Systems - With the exception of individual lots for single-family and Duplex development, irrigation systems shall be required, provided, and maintained for all required landscape areas in all zones, unless waived by the Director. These irrigation systems are for the purpose of ensuring survival of plant materials in required landscape areas. The Director may waive the requirement for irrigation systems in areas containing established trees and shrubs that are more than five years old, and are retained as significant vegetation in common, open space tracts and areas. Irrigation systems needed to establish trees and shrubs in Natural Resource and Natural Hazard areas are required. Where required, a detailed irrigation system plan shall be submitted with Building Permit applications. The plan shall indicate source of water, pipe location and size, and specifications of backflow device. The irrigation system shall utilize 100 percent sprinkler head-to-head coverage or sufficient coverage to ensure 90 percent coverage of plant materials in three years.**

- g. In no case shall shrubs, conifer trees, or other screening be permitted within Vision Clearance Areas of street, alley, or driveway intersections, or where the City Engineer otherwise deems such plantings would endanger pedestrians and vehicles.**

Staff Discussion and Conclusion

Required Landscaping

The developer shall provide a landscape plan to address public rights-of-way landscaping (street trees), in accordance with Section 4.2.20.a.1, to Planning staff for review and approval prior to the recordation of the Final Plat. All required landscaping and related improvements shall be installed, or secured consistent with LDC 4.2.20.a.2 as illustrated on the approved Landscape and Irrigation Permit. Prior to final plat, the developer shall install or secure street trees along SW 3rd Street. Prior to final acceptance of the installation of street trees along SW 3rd Street, the developer shall provide a financial guarantee to the City, as specified in LDC 4.2.20. Prior to C of O, the developer shall install or secure street trees along SW Coho Street (**Condition 23**).

All required landscaping shall provide a minimum 90 percent ground coverage within three years, in accordance with Section 4.2.20.a.3. The developer shall provide a report to the Development Services Division just prior to the end of the three-year maintenance period, as prescribed in Section 4.2.20.a.3 of the LDC. The report shall be prepared by a licensed arborist or licensed landscape contractor and shall verify that 90 percent ground coverage has been achieved, either by successful plantings or by the installation of replacement plantings. The Director shall approve the report prior to release of the guarantee. All of the required landscaping shall be installed in accordance with Sections 4.2.20.e through "g." Trees shall be installed and shall be maintained in accordance with Section 4.2.30 and Section 4.2.60 (**Condition 23**).

The site contains one significant tree located along SW 3rd Street. This tree will be displaced when the new separated sidewalk is installed along SW 3rd Street. New street trees will be installed along the project's 3rd Street frontage as shown on the Conceptual Landscape Plan.

As proposed and conditioned, the application is consistent with LDC landscaping general provisions.

Section 4.2.30 - REQUIRED TREE PLANTINGS AND MAINTENANCE

a. Tree Plantings -

Tree plantings in accordance with this Section are required for all landscape areas, including but not limited to parking lots for four or more cars, public street frontages, private streets, multi-use paths, sidewalks that are not located along streets, alleys, and along private drives more than 150 ft. long.

1. Street Trees -

a) Along streets, trees shall be planted in designated landscape parkway areas or within areas specified in a City-adopted street tree plan. Where there is no designated landscape parkway area, street trees shall be planted in yard areas adjacent to the street, except as allowed elsewhere by "d," below;

d) If planting strips are not provided on Arterial, Collector, and Neighborhood Collector Streets, an equivalent number of the required large and required medium canopy trees shall be

provided in other locations within common open space tracts on the site, or within the front yard setback areas of the parcels and lots adjacent to the street. Such plantings in-lieu-of street trees shall be in addition to the mitigation trees required in Section 4.12.60;

Table 4.2-1 - Street Trees

<p>Medium-canopy trees: trees that normally reach 30-50 ft. in height within 30years</p> <p>Large-canopy trees: trees that normally reach 30-50 ft. in height within 30 years, but exceed 50 ft. in height at maturity</p>	<p>Maximum 30 ft. on-center spacing</p> <p>Maximum 50 ft. on-center spacing</p>
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6. Trees in parking areas shall be dispersed throughout the lot to provide a canopy for shade and visual relief.

Table 4.2-2 – Parking Lot Trees

<p>Medium-canopy trees: trees that normally reach 30-50 ft. in height within 30 years</p> <p>Large-canopy trees: trees that normally reach 30-50 ft. in height within 30 years, but exceed 50 ft. in height at maturity</p>	<p>Minimum one tree per eight cars</p> <p>Minimum one tree per 12 cars</p>
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b. Areas Where Trees May Not be Planted

1. Trees may not be planted within five ft. of permanent hard surface paving or walkways, unless special planting techniques and specifications are used and particular species of trees are planted, as outlined in Section 4.2.40.c or approved by the Director. These limitations apply most frequently in areas such as landscape parkways, pedestrian walkways, and plaza areas, where there may be tree grates.
2. Unless approved otherwise by the City Engineer, trees may not be planted:
 - a) Within 10 ft. of fire hydrants and utility poles;
 - b) Within 20 ft. of street light standards;
 - c) Within five ft. from an existing curb face, except where required for street trees;
 - d) Within 10 ft. of a public sanitary sewer, storm drainage, or water line; or
 - e) Where the Director determines the trees may be a hazard to the public interest or general welfare.

Staff Discussion and Conclusion

The applicant's proposal includes 198 feet of street frontage along the west side of SW

Coho Street and the west side of SW 3rd Street. The proposal includes 170 feet of street frontage along the east side of SW Coho Street. The applicant proposes six medium-canopy trees along both the east and west sides of SW Coho Street and eight medium-canopy trees along the west side of SW 3rd Street. Staff finds that the proposed tree plantings along the east side of SW Coho Street and the west side of SW 3rd Street comply with Table 4.2-1. Staff finds that the proposal requires one additional tree along the west side of SW Coho and that the applicant's narrative states that the applicant is willing to accept a condition of approval requiring one additional tree in this location. Staff finds that the applicant shall be required to plant one additional tree on the west side of SW Coho Street per Table 4.2-1. The additional tree may be planted in the lot area within one of the six single-family lots and shall be illustrated on the required landscape plans (**Condition 24**).

The Conceptual Landscape Plan shows a few trees that are located less than 10-feet from public utility lines. Per LDC 4.2.30.b.2.d, trees cannot be planted within 10-feet of public utility lines (**Condition 25**).

Section 4.2.80 - SITE AND STREET LIGHTING

Pursuant to City Council Policy 91-9.04, "The City of Corvallis is interested in well shielded, energy efficient street lighting sources that direct the light source downward where it is needed, not up or sideways where it is wasted and causes glare, light trespass, and bright skies."

All developers shall submit a proposed lighting plan for approval that meets the functional security needs of the proposed land use without adversely affecting adjacent properties or the community. This criteria is satisfied upon compliance with the provisions listed below and shall be substantiated by the applicant's submittal of the necessary information to demonstrate compliance, such as information including but not limited to manufacturers' specifications:

- e. All new Subdivision street lights and future street-light luminaire replacements within the existing street-light system shall be flat-lens fully shielded luminaires.
- f. Standard placement of street lights shall be at intersections, in the middle of long blocks, and in dead end streets and long Cul-de-sacs.

Staff Discussion and Conclusion

The applicant shall demonstrate that all exterior lighting complies with LDC 4.2.80 prior to the issuance of building permits.

Chapter 4.4 – Land Division Standards

Section 4.4.20 – GENERAL PROVISIONS

4.4.20.02 - Blocks

- a. **General - Length, width, and shape of blocks shall be based on the provision of adequate lot size, street width, and circulation; and on the limitations of topography.**
- b. **Size - Blocks shall be sized in accordance with the Block Perimeter provisions within Section 4.0.60.o of Chapter 4.0 - Improvements Required with Development.**

Staff Discussion and Conclusion

Staff finds that the block perimeter provisions do not apply to the proposal because the site is less than two acres in size.

4.4.20.03 - Lot Requirements

- a. **Size and Shape - Lot size, width, shape, and orientation shall be appropriate for the location of the Subdivision and for the Use Type contemplated. No lot shall be dimensioned to contain part of an existing or proposed street. All lots shall be buildable. Lot sizes shall not be less than required by this Code for the applicable zone. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for off-street parking and service facilities required by the type of use proposed, unless off-site parking is approved per Chapter 4.1 - Parking, Loading, and Access Requirements.**

Staff Discussion and Conclusion

As discussed elsewhere in this Notice of Disposition, the proposed lots meet the RS-12 standard for minimum lot size and width. The application is consistent with the Size and Shape provisions.

- b. **Access - Each lot shall abut a street (not an alley) for a distance of at least 25 ft. unless it complies with the exceptions listed in "1," "2," or "3," below:**

Staff Discussion and Conclusion

Each lot is proposed to abut SW Coho Street for a distance of at least 25 feet. Lot 7 also abuts SW 3rd Street. The application is consistent with the Access provisions.

- c. **Through Lots - The creation of Through Lots through a Land Division process shall be avoided except where essential to overcome specific disadvantages of topography and orientation.**

Staff Discussion and Conclusion

Lot 7 has frontage on SW Coho Street and SW 3rd Street and is therefore considered a through-lot. The proposal includes a through-lot because ODOT seeks to limit access onto SW 3rd Street. Additionally, SW Coho has been extended north through the subject property in order to provide access to the site and eventually to the parcels to the north when they redevelop in the future. Staff therefore finds this through-lot to be permissible due to disadvantages of orientation.

- d. **Lot Side Lines - Side lines of lots, as much as practicable, shall be at right angles to the street the lots face.**

Staff Discussion and Conclusion

All side lot lines are very close to right angles to the streets the lots face. The application is consistent with the Lot Side Lines provisions.

- e. **Lot Grading - Lot grading shall conform to Chapter 4.12 – Significant Vegetation Protection Provisions; and the City's excavation and fill provisions.**

Staff Discussion and Conclusion

The site is relatively flat and does not contain any significant vegetation regulated by Chapter 4.12. The application is consistent with the Lot Grading provisions.

- f. **Building Lines - Building setback lines may be established in a final plat or included in covenants recorded as a part of a final plat.**

Staff Discussion and Conclusion

The applicant's narrative states that building setbacks will be in compliance with the RS-12 development standards. The application is consistent with Building Lines provisions.

- g. **Large Lots - In dividing land into large lots that have potential for future further Subdivision, a conversion plan shall be required. The conversion plan shall show street extensions, utility extensions, and lot patterns to indicate how the property may be developed to Comprehensive Plan densities and to demonstrate that the proposal will not inhibit development of adjacent lands.**

The applicant's narrative states that the applicant has no intention of further subdividing beyond what is shown on the tentative plat. The application is consistent with the Large Lots provisions.

- h. **Minimum Assured Development Area - For property with Natural Resources or Natural Hazards subject to Chapter 2.11 – Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, or Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, lots created through a Subdivision, Partition, or Property Line Adjustment process shall be consistent with the provisions of Chapter 4.11 - Minimum Assured Development Area (MADA).**

The site contains no natural features. Therefore, MADA provisions do not apply.

Chapter 4.6 – Solar Access

Section 4.6.30 - PERFORMANCE STANDARDS

Residential Subdivisions and Planned Developments on parcels of more than one acre shall be designed so that Solar Access Protection, as defined in Chapter 1.6 - Definitions, is available consistent with the following:

- a. **No reduction in Solar Access at ground level of the south face of existing residential buildings adjacent to the development;**
- b. **Within Residential Subdivisions, a minimum of 80 percent of lots contain sufficient east/west dimension to allow orientation of the following minimum ground floor lengths of a building to use solar energy:**
 - 1. **30 lineal ft. per unit for Single-family Detached dwelling units; and**
 - 2. **15 lineal ft. per ground floor unit for dwelling units other than Single-family Detached dwelling units.**

- c. In Planned Developments, a minimum of 80 percent of the buildings contain:
 - 1. Sufficient east/west dimension to allow the following minimum ground floor lengths of the building to use solar energy:
 - a) 30 lineal ft. per unit for Single-family Detached dwelling units; and
 - b) 15 lineal ft. per ground floor unit for dwelling units other than Single-family Detached.
 - 2. Additionally, for Single-family Detached dwelling units, a minimum of 100 sq. ft. of roof area, for the dwelling unit and/or the garage, which could allow the utilization of solar energy.

Section 4.6.40 - REDUCTION OR WAIVER OF STANDARD IN SUBDIVISIONS

A reduction or waiver from the requirements of Section 4.6.30 above may be granted by the Planning Commission to the minimum extent necessary to:

- a. Reflect development constraints associated with complying with the hillside development provisions of Chapter 4.14 - Landslide Hazard and Hillside Development Provisions or reflect physical land development constraints related to the shape of the site;
- b. Meet City design requirements for provision of landscaping and location of buildings consistent with minimum setbacks; or
- c. Address sites where site planning to achieve Solar Access is negatively affected by the construction of streets, utilities, bridges, bicycle, and pedestrian facilities that are required by the City of Corvallis Transportation Plan, or other adopted City Plan, or that are necessary in order to maintain an acceptable functional classification of roadways adjacent to the property. It must be shown that no other reasonable location is available for the required infrastructure.

Staff Discussion and Conclusion

Solar access requirements for residential subdivision are stipulated by LDC 4.6.30.b. The applicant's narrative states that only the southernmost single-family lot located along the west side of Coho Street, the two apartment buildings, and the southernmost townhouse along SW 3rd Street comply with LDC 4.6.30. The applicant has therefore requested a waiver to the solar access standards per LDC 4.6.40.c due to the existing orientation of SW 3rd Street and the proposed extension of SW Coho Street.

LDC 4.6.40 states that a reduction or waiver to solar access standards at 4.6.30 may be granted by the Planning Commission to the minimum extent necessary to address situations where site planning to achieve Solar Access is negatively affected by the construction of streets, and where it can be shown that no other reasonable location is available for the required infrastructure. The applicant received Planning Commission approval of a waiver to the solar access standards on October 19, 2016 (Attachment C). Staff finds that the applicant has met the requirements for a solar access waiver, pending expiration of the Planning Commission appeals deadline. The applicant may need to apply for a new tentative plat approval if a waiver of the solar access is reversed upon appeal and the changes necessary do not meet criteria for a tentative plat modification per LDC 2.4.80.01.

2.4.30.04 - Review Criteria

b. Residential Subdivisions -

- 2. Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 – Minimum Assured Development Area (MADA), Chapter 4.12 – Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards;**

Staff Discussion and Conclusion

The subject site does not contain any of the Significant Natural Features applicable to LDC Chapters 2.11, 4.5, 4.11, 4.12, 4.13, and 4.14. Staff finds the proposal is consistent with LDC 2.4.30.04.b.2.

2.4.30.04 - Review Criteria

b. Residential Subdivisions -

- 3. Land uses shall be those that are outright permitted by the existing underlying zoning designation;**

Staff Discussion and Conclusion

The property is zoned RS-12. The proposal narrative expresses the intent to develop Family Residential Use Types on each development lot. Building types proposed are Single Detached, Attached - Townhouses, and Multi-Dwelling. Family Residential is a permitted Use Type in the RS-12 Zone. Single Detached, Attached - Townhouses, and Multi-Dwelling are permitted Building Types in the RS-12 Zone. Staff finds that the application is consistent with the land uses permitted by the existing underlying zoning designation.

2.4.30.04 - Review Criteria

b. Residential Subdivisions -

- 4. Excavation and grading shall not change hydrology in terms of water quantity and quality that supports existing Locally Significant Wetlands and/or Riparian Corridors that are subject to Chapter 4.13 - Riparian Corridor and Wetland Provisions; and;**

Staff Discussion and Conclusion

The subject site does not contain existing Locally Significant Wetlands and/or Riparian Corridors that are subject to LDC 4.13. This criterion is satisfied.

2.4.30.04 - Review Criteria

b. Residential Subdivisions -

5. Density within Residential Subdivisions shall be determined based on the Gross Density of the proposed development, as defined in Chapter 1.6, and as discussed in the definition of "Density Calculation" within the same chapter. The resultant overall density of the Subdivision shall be within the density range established for the Zone. Based on this methodology, resultant lot sizes may be smaller or larger than the specified Minimum Lot Size within a Zone, but created lots shall comply with all other applicable standards within the Zone (such as Lot Width requirements) and with other land division requirements. The land use decision shall clearly identify the approved density (number of dwelling units allowed) for each lot;

Staff Discussion and Conclusion

Based on the discussion above, staff finds the proposal is consistent with the applicable residential subdivision density standards. This criterion is satisfied.

Overall Summary and Conclusions

The above analysis finds that, as conditioned, the proposal satisfies applicable Residential Tentative Subdivision Plat approval criteria. Therefore, it is the decision of the Director to approve the request as proposed in **Attachment A**, and subject to the Conditions of Approval contained below.

Conditions of Approval

Pg# Ref	Cond #	CONDITION
	1	<p><u>Consistency With Plans / Final Plat</u> –</p> <p>a. The final plat shall be submitted to the Planning Division. The final plat shall conform to the approved Tentative Subdivision Plat (as described in Attachment A), LDC 2.4.40, and the Conditions of Approval noted below, unless a requested modification otherwise meets the criteria for a Tentative Subdivision Plat Modification as described in LDC 2.4.80.</p> <p>b. With submittal of the final plat, the applicant shall include a written narrative that describes how each condition noted below has been satisfied.</p>
2	2	<p><u>Deed Restrictions for Density</u> – With submittal of the final plat, the applicant shall provide draft copies of deed restrictions that meet the requirements of LDC 2.4.40.01.o.4. Upon final acceptance by the City, the deed restrictions shall be signed, notarized, and recorded concurrently with the final plat.</p>
6, 11	3	<p><u>Public Improvements</u> – Per LDC 4.0.60.e, development sites are to be provided with access from a public street improved to City standards. In accordance with LDC 4.0.20.a.1, each proposed lot shall have required public and franchise improvements installed or secured in accordance with the provisions of LDC 2.4.40.08 prior to approval of the final plat.</p>
8	4	<p><u>Deed Restrictions for Sidewalks</u> – Construction of sidewalks and landscape strips along SW Coho Street may be deferred until development of the site and reviewed as a component of the building permit. However, in no case shall construction of the sidewalks be completed later than three years from the recording of the final plat. The obligation to complete sidewalk construction within three years will be outlined in a deed restriction on affected parcels and recorded concurrently with the final plat.</p>
9	5	<p><u>Bus Shelter</u> – Prior to the final plat, a concrete pad with a bus shelter and a connection to the curb that meets City standards shall be constructed.</p>

Pg# Ref	Cond #	CONDITION
12	6	Public Improvements – For SW 3 rd Street, 6-foot setback sidewalk and 12-foot landscape strips shall be constructed prior to the final plat.
12	7	SW 3rd Street Dedications – Concurrent with the final plat, the applicant shall dedicate additional right of way in order to provide 57-feet of right of way from the original right of way centerline of SW 3 rd Street. An environmental assessment for all land to be dedicated must be completed in accordance with LDC 4.0.100.g.
12	8	Access – Prior to the final plat, the existing driveway approaches along SW 3 rd Street shall be removed and replaced with curb and gutter to ODOT's specifications.
12, 15	9	ODOT Requirements – Required right of way dedications for SW 3 rd Street, work within ODOT's right of way, or connection to an ODOT utility will require a permit from ODOT. ODOT permits must be approved and issued prior to the City issuing a Public Improvement by Private Contract permit for the construction of public improvements associated with site development.
12	10	Improvements – Prior to the final plat, SW Coho Street improvements consisting of a 28-foot roadway shall be constructed.
12	11	SW Coho Street Dedications – Concurrent with the final plat, the applicant shall dedicate right of way in order to provide 50-feet of right of way for the extension of SW Coho Street. An environmental assessment for all land to be dedicated must be completed in accordance with LDC 4.0.100.g.
12	12	Shared Access Easements – The three proposed reciprocal access easements shall be granted on final plat and dimensioned to meet the city's off-street parking and access standards prior to receiving building permits. Declarations shall indicate the intended parties for ownership and maintenance, and shall state a purpose for the easement.
12	13	Street Lighting – Prior to the final plat, a public street light shall be installed at the north end of SW Coho Street to City standards.

Pg# Ref	Cond #	CONDITION
14	14	<u>Sanitary Sewer</u> - Prior to the final plat, the 8-inch sewer in SW Coho Street shall be extended from the existing stub to the northern end of SW Coho Street. All proposed lots shall be provided with sewer service meeting City Standards concurrent with the extension of the 8-inch sanitary sewer.
14	15	<u>Existing Sewer Laterals</u> – If development on the site does not reuse the existing sewer laterals, the laterals shall be abandoned and fully removed to the main prior to the final plat.
14	16	<u>Water</u> – Prior to the final plat, the 8-inch public water line shall be extended from the existing stub to the northern end of SW Coho Street and across the northern portion of the site. All proposed lots shall be provided with water services meeting City Standards concurrent with the extension of the 8-inch public water line.
14	17	<u>Existing Water</u> – If development on the site does not reuse the existing water services, they shall be abandoned and fully removed to the main prior to the final plat.
14, 15	18	<u>Public Utilities</u> - If any portion of a public utility is located outside of the right of way a minimum 15-foot easement is required, centered on the line per LDC 4.0.100.a.
15	19	<u>Public Storm Drainage</u> – The public storm drainage system shall be installed prior to the final plat. Individual lots are typically served with weep holes in the curbs. The multifamily lot shall have a private storm drainage system installed with a single connection to the City’s public storm drainage system prior to the final plat.
15	20	<u>Storm Water</u> - ODOT may require detention of the site’s stormwater prior to entering their system. If required by ODOT, a stormwater detention system that meets ODOT’s specifications shall be provided concurrent with development of the site. If feasible, the detention system shall be private and located outside of public right of way.

Pg# Ref	Cond #	CONDITION
15	21	<p><u>Storm Water Quality Facilities</u> – The proposed development will create more than 5,000 ft² of new pollution generating impervious surface. Storm water quality facilities shall be designed consistent with criteria outlined in the City's Stormwater Design Standards. The water quality facilities shall be designed to remove 70 percent of the total suspended solids (TSS) entering it during the design storm, 1.6-inch 24-hour rainfall event with NRCS Type 1A distribution.</p>
16	22	<p><u>Utility Easement</u> – A 7-foot Utility Easement (UE) is required adjacent to all street rights of way according to LDC 4.0.100.b. The applicant shall grant these easements concurrent with final plat.</p>
18	23	<p><u>Landscaping Requirements</u></p> <ul style="list-style-type: none"> A. The developer shall provide a landscape plan, in accordance with Section 4.2.20.a.1, to Planning Division staff for review and approval prior to the recordation of the Final Plat. B. <u>Installation</u> – All required landscaping and related improvements shall be installed, or secured consistent with LDC 4.2.20.a.2 as illustrated on the approved Landscape and Irrigation Permit. Prior to final plat, the developer shall install or secure street trees along SW 3rd Street. Prior to the issuance of a Certificate of Occupancy, the developer shall install street trees along SW Coho Street. C. <u>Three-Year Maintenance Guarantee</u> – Prior to final acceptance of the installation of street trees along SW 3rd Street, the developer shall provide a financial guarantee to the City, as specified in LDC 4.2.20. D. <u>Coverage within Three Years</u> – All required landscaping shall provide a minimum 90 percent ground coverage within three years, in accordance with Section 4.2.20.a.3. E. All of the required landscaping shall be installed in accordance with Sections 4.2.20.e through "g." <p>Trees shall be installed and maintained in accordance with Section 4.2.30 and Section 4.2.60.</p>
20	24	<p><u>Additional Tree Installation</u> – The applicant shall revise the landscape plan to include one additional tree on the west side of SW Coho Street to comply with Table 4.2-1. The additional tree may be planted in the lot area within one of the six single-family lots. The additional tree shall be planted prior to issuance of a certificate of occupancy for the subject single-family lot.</p>

Pg# Ref	Cond #	CONDITION
20	25	<u>Trees and Utilities</u> – Per LDC 4.2.30.b.2.d, trees shall not be planted within 10-feet of public utility lines. The proposed Conceptual Landscape Plan will need to be modified to meet this requirement.

Development Related Concerns

- A. Infrastructure Cost Recovery – Where it is determined that there will be Infrastructure Cost Recovery payments from past public improvements the developer shall pay their required share of the costs prior to receiving any building permits in accordance with Corvallis Municipal Code 2.18.040.



Paul Bilotta
Community Development Director

October 26, 2016
Date of Decision

APPEALS

If you are an affected party and wish to appeal the Director's decision, an appeal must be filed, in writing, with the City Recorder within 12 days from the date that the order is signed. The following information must be included:

1. Name and address of the appellant(s).
2. Reference the subject development and case number, if any.
3. Statement of the specific grounds for the Appeal, stated in terms of specific review criteria applicable to the case;
4. Statement of the appellant's standing to appeal as an affected party; and
5. Appropriate filing fee (\$250).

Appeals must be filed by 5:00 p.m. on the final day of the appeal period. When the final day of an appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent work day. The City Recorder is located in the City Manager's Office, City Hall, 501 SW Madison Avenue, Corvallis, Oregon.

Appeal Deadline / Effective Date of Approval:

November 7, 2016

TENTATIVE SUBDIVISION PLAT EFFECTIVE PERIOD

Tentative Subdivision Plat approval shall be effective for a two-year period from the effective date of approval, noted above. If the applicant has not submitted a Final Subdivision Plat within the two-year period (with appropriate assurances for improvements, if applicable), all approvals shall expire.

Expiration Date:

November 7, 2018

Elle's Addition

An Application for a
Residential Subdivision

Submitted by:

Willamette Valley Planning LLC
545 NW Elizabeth Drive
Corvallis, OR 97330
541-231-6111

August 26, 2016

TENTATIVE PLAT SUBDIVISION APPLICATION

Applicant's Request and Planning Objectives

The applicant owns three existing parcels along SW 3rd Street. The older dwellings on these properties were recently removed. The applicant wishes to subdivide the property to create three unique housing types. Although only one housing type is required for a project of this size, the applicant wishes to create a neighborhood that can accommodate a mix of residents. The existing street (SW Coho Drive) will be extended north through the property to provide access to the site and eventually to the parcels to the north when they redevelop in the future. ODOT wants to limit access onto SW 3rd Street, so there is no vehicle access onto their facility. Six small single-family lots will be created along the western boundary to allow for construction of modest 2-3 bedroom homes. The remaining larger lot has been designed with two apartment buildings with 2-bedroom units adjacent to SW Coho Street and 3-bedroom townhomes along SW 3rd Street. Parking for the townhomes will be in the garages behind the units and a portion of the surface parking lot that will be shared with the apartments. The design places emphasis on orienting all the buildings toward a public street with three pedestrian connections into the project from SW 3rd Street and two from SW Coho Street.

Site Description

The 1.48 acre site is comprised of 3 existing parcels with frontage along SW 3rd Street. An existing local street terminates at the southern boundary (SW Coho Street). The site is generally flat with only one existing tree near the northeast corner of the property.

List of Exhibits

- Attachment A - Public Notice Map
- Attachment B - Existing Land Uses
- Attachment C - Existing Comprehensive Plan Designations
- Attachment D - Existing Zoning Designations
- Attachment E - Significant Natural Features
- Attachment F1 - Existing Parcels
- Attachment F2 - Topographic Survey
- Attachment G - Proposed Tentative Subdivision Plat
- Attachment H1 - Conceptual Development Plan
- Attachment H2 - Preliminary Street and Storm
- Attachment I - Conceptual Landscape Plan
- Attachment J - Preliminary Stormwater Report
- Attachment K - Traffic Impact Analysis

Section 2.4.30 TENTATIVE PLAT REVIEW PROCEDURES

2.4.30.01 - Application Requirements

When an application is filed for a Subdivision, it shall be reviewed in accordance with the following procedures.

1. Submission Requirements

When the Director deems any requirement below unnecessary for proper evaluation of a proposed application, it may be waived.

Prior to formal submittal of an application, the applicant is encouraged to participate in an informal pre-application conference with Community Development Department staff to discuss the proposal, the applicant's requirements, and the applicant's materials developed in response to this Code's applicable requirements.

Applications shall be made on forms provided by the Director and shall be accompanied by:

- a. Location and description of the subject property(ies), including all of the following, as relevant: address; tax assessor map and tax lot number; parcel number; written description of the boundaries of the proposal; and one set of assessor's maps of the subject site and surrounding area, with the subject site outlined in red;
- b. Signed consent by the subject property's owner(s) and/or the owner's legal representative(s). If a legal representative is used as a signatory, written proof of ability to be a signatory shall be furnished to the City. The owner's name(s) and address(es), and the applicant's name, address, and signature shall also be provided;
- c. Fifteen copies of the narrative, on 8.5 by 11in. sheets, and 15 copies of graphics at an 8.5 by 11in. size. The Director may request additional copies of the narrative and/or graphics for routing purposes, if needed. Related names/numbers must be legible on the graphics. The Director may also require some or all graphics at an 11 by 17 in. size if, for legibility purposes, such a size would be helpful;

- d. Six sets of full-scaled black line or blueprint drawings of the graphic{s}, with sheet size not to exceed 24 by 36 in. Where necessary, an overall plan with additional detail sheets may be submitted;
- e. An electronic version of these documents (both text and graphics, as applicable) if an applicant has produced part or all of an application in an electronic format. The applicant shall coordinate with the City regarding compatible electronic formats, to the greatest extent practicable.

Response: ***The application form (signed by the owners of the property) and appropriate copies of the graphics have been submitted with this narrative.***

- f. Graphic Requirements Graphics shall include the following information where applicable:

- 1. Public Notice Map - Typically a street map at one in. = 800 ft. as per the City's public notice format;

Response: ***See Attachment A - Public Notice Map.***

- 2. Zoning Map - Typically one in. = 400 ft., but up to one in. = 800 ft., depending on the size of the site, with a key that identifies each zone on the site and within 1,000 ft. of the site as per City format;

Response: ***See Attachment D - Existing Zoning Designations.***

- 3. Comprehensive Plan Map - Typically one in. = 800 ft. with a key that identifies each and use designation on the site and within 1,000 ft. of the site as per City format;

Response: ***See Attachment C - Existing Comprehensive Plan Designations.***

- 4. Existing and Use Map - Typically a topographic map that extends at least 1,000 ft. beyond the site. The map shall include building footprints and distinguish between single-family, multi-family, Commercial, and Industrial Uses, as well as other significant features such as roads, parks, schools, and Significant Natural Features identified by Chapter 2.11 – Floodplain Development Permit, Chapter 4.2 – and Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 – Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter

4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 – and slide Hazard and Hillside Development Provisions;

Response: **See Attachment B – Existing Land Uses.**

5. Significant Natural Features Map(s) - Maps shall identify Significant Natural Features of the site, including but not limited to:

- a) All information and preservation plans required by Chapter 2.11- Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - and Slide Hazard and Hillside Development Provisions, as applicable;

Response: **There are no mapped natural features or natural hazards on the subject property. See Attachment E – Significant Natural Features.**

- b) All Jurisdictional Wetlands not already shown as part of "a," above. While not all Jurisdictional Wetlands are locally regulated by Chapter 4.13 - Riparian Corridor and Wetland Provisions, they need to be shown so that the City can route the application to the appropriate state and federal agencies for comment; and

Response: **There are no Jurisdictional Wetlands on the subject property.**

- c) Archaeological sites recorded by the State Historic Preservation Office (SHPO).

Response: **There are no recorded archeological sites on the subject property.**

6. Tentative Subdivision Plat and Other Graphics –

- a) Tentative Subdivision Plat and other graphics for both Non-residential and Residential Subdivisions shall be drawn to scale and shall contain a sheet title, date, north arrow, and legend placed in the same location on each sheet and contain the information listed in this Section and "b," below.

Response: **See Attachment G – Proposed Tentative Subdivision Plat.**

1. Nonresidential Subdivision graphics shall include features within a minimum 150-ft. radius of the site, such as existing streets and parcel boundaries; existing structures; driveways; utilities; Significant Natural Features regulated by Chapter 2.11 – Floodplain Development

Permit, Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 – Floodplain Provisions, Chapter 4.12 – Significant Vegetation Protection Provisions, Chapter 4.13 – Riparian Corridor and Wetland Provisions, and Chapter 4.14 – Landslide Hazard and Hillside Development Provisions; Minimum Assured Development Area information from Chapter 4.11 - Minimum Assured Development Area (MADA), if applicable; and any other information that, in the Director's opinion, would assist in providing a context for the proposed development. The Director may require that an applicant's graphics include information on lands in excess of 150 ft. from a development site, such as in cases where an adjacent property is large and a view of the whole parcel would be helpful, or when existing infrastructure is far away from the site.

Response: ***Not applicable as the subject property is zoned residential, therefore only residential subdivision related criteria are addressed.***

2. Residential Subdivision graphics shall include features within a minimum of 300 feet from all exterior boundaries of the site, showing existing streets and parcel boundaries; existing structures in excess of 100 sq. ft.; driveways; utilities; Significant Natural Features regulated by Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions; and Minimum Assured Development Area information from Chapter 4.11 - Minimum Assured Development Area (MADA), if applicable. Additionally, if existing infrastructure is more than 300 ft. from an exterior boundary of the Residential Subdivision site, the Residential Subdivision graphics shall extend beyond the required 300 ft. to include said features and all lands between the Residential Subdivision site and the existing infrastructure.

Response: ***Attachment F1 – Existing Parcels shows the surrounding uses and existing improvements within 300’ of the site boundaries. There are no mapped natural features or natural hazards on the subject property.***

- b) The Tentative Subdivision Plat and related graphics shall also include:
 - 1) Boundary of the proposed development site and any interior boundaries related to proposed development phases or and Divisions;

Response: ***See Attachment H1 – Conceptual Development Plan.***

2) Number of lots and their dimensions, including frontage, depth, and area in sq. ft.

Response: *See Attachment G – Proposed Tentative Subdivision Plat.*

3) Location of existing and proposed structures and other improvements, including Building Types and gross density per acre for residential developments; location of fire hydrants, overhead lines in the abutting right of way, easements, fences, walls, parking calculations, and walkways; and any proposed use restrictions. Where required by the applicable zone, Lot Coverage and Green Area calculations shall be provided, as applicable. An indication of approximate building envelopes may be required to evaluate building relationships;

Response: *See Attachment H1 – Conceptual Development Plan for site statistics.*

4) Location and dimensions of areas to be conveyed, dedicated, or reserved as common open spaces, common Green Area, public parks, recreational areas, school sites, and similar public and semi-public uses;

Response: *See Attachment G – Proposed Tentative Subdivision Plat for the 12-foot right-of-way dedication along SW 3rd Street and the 50-foot right-of-way dedication for SW Coho Street.*

5) Existing and proposed circulation system plan and dimensions including streets, driveways, bikeways, sidewalks, multi-use paths, off-street parking areas, service areas (including refuse), loading areas, direction of traffic flow, and major points of access to public rights-of-way. Illustrative cross-sections of streets shall be provided. Notations of proposed ownership (public or private) should be included where appropriate;

Response: *See Attachment H1 – Conceptual Development Plan.*

6) Existing and proposed general pedestrian circulation system, including its interrelationship and connectivity with the existing and proposed vehicular, bicycle, and pedestrian circulation systems, and indicating proposed treatments for points of conflict;

Response: *The Conceptual Development Plan includes a new separated sidewalk along SW 3rd Street and sidewalks along both sides of the extension of SW Coho Street. Internal sidewalks provide two direct pedestrian connections between SW 3rd Street and SW Coho Street. Vehicle*

circulation is internal to the project and completely separated from the pedestrian circulation system.

- 7) Detailed utilities plan indicating existing and proposed utility systems and their function, including sanitary sewer, storm sewer, and drainage and water systems.

Response: ***The proposed utilities are shown on the Conceptual Development Plan (Attachment H1). There is a detailed discussion of public and private utilities in subsequent sections of this narrative.***

- 8) Identification of Significant Natural Features that were included on the Significant Natural Features maps(s) required in "5", above, to indicate the relationship of the proposal to the site's Significant Natural Features;

Response: ***There are no mapped Significant Natural Features on the subject property.***

- 9) Existing and proposed topographic contours at two-ft. intervals. Where the grade of any part of the Subdivision exceeds 10 percent and where the Subdivision abuts existing developed lots, a conceptual grading plan shall be required as follows:

Response: ***Existing topographic contours are shown on Attachment F2 – Topographic Survey. The existing grades on the subject site are relatively flat at an elevation of 227 feet (NAVD 29). This is slightly lower than the existing curb elevations along the SW 3rd Street right-of-way (approximately 228.8 feet). In order to provide adequate drainage for the project it may be necessary to import a minimal amount of structural fill, however, the maximum and minimum cuts/fills will remain well below the limits allowed in the City of Corvallis Land Development Code. Finish floor elevations of future structures will be elevated above the right-of-way to allow for gravity drainage to the public right-of-way.***

Due to the relatively flat nature of the existing site and the proposed development, no conceptual grading plan has been provided as part of the application.

- 10) For residential development, excavation and grading shall maintain hydrology that supports existing wetlands and riparian areas and the application shall demonstrate adherence.

Response: ***Not applicable, as there are no wetlands or riparian areas on the subject property.***

- a) Conceptual Grading Plans for Residential Subdivisions- Conceptual grading plans for Residential Subdivision applications shall identify all proposed cuts and fills and the associated grade changes in ft. to demonstrate adherence to the provisions in Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. The conceptual grading plan shall also indicate how runoff and surface water from individual lots will be managed, and how the Subdivision's surface waters will be managed. Additionally, the conceptual grading plan for Residential Subdivisions shall meet the requirements in "10," and "11," below:

Response: *Not applicable as there are no landslide hazards or hillsides associated with this application.*

- 11) For residential development, the graphics, including the conceptual grading plan, must demonstrate that each lot can be served by streets and infrastructure in a manner that is consistent with the clear and objective approval standards contained in the following: the City's development standards outlined in by the applicable underlying zoning designation standards in Article III of this Code; the development standards in Article IV of this Code; the standards of all acknowledged City Facility Master Plans; the adopted City Design Criteria Manual; the adopted Oregon Structural Specialty Code; the adopted International Fire Code; the adopted City Standard Construction Specifications; the adopted City Erosion Prevention and Sediment Control Ordinance; and the adopted City Off-street Parking Standards;

Response: *As shown on the Conceptual Development Plan (Attachment H1), all lots can be served by public infrastructure and the adjacent public streets.*

- 12) Approximate location of proposed easements and / or dedications for drainage, sewage, or other public utilities;

Response: *The Conceptual Development Plan includes all public and private utilities to serve future development. Right-of-way dedications are also included as well as easements for public utilities.*

- 13) For residential development, a copy of the Tentative Subdivision Plat showing intended Housing Types per lot, when required to satisfy Housing Type variation provisions within the relevant zone. Single-family detached housing need not be identified. A deed declaration will be required to enforce the variations in Housing Types and ensure that this Code's densities and Comprehensive Plan densities are maintained. Single-family detached housing need not be enforced through the deed declaration;

Response: *Not applicable as the subject site is less than 5 acres, therefore no housing or building type variations are required. However the applicant is proposing several building types.*

- 14) For residential development, existing structures and trees located on land adjacent to the development that, between 10 a.m. and 3 p.m. on November 21, will reduce Solar Access to the subject property;
- 15) For residential development, location of existing structures and trees on the site that could reduce Solar Access to any buildable area within the development. The application shall indicate the type and location of trees to be preserved, and the shadow patterns of trees at their mature height for the reference period from 9 a.m. to 3 p.m. on November 21;
- 16) For residential development, the location of solar collectors on land adjacent to the development for which Solar Access permits have been granted;
- 17) For residential development, a copy of the Tentative Subdivision Plat showing which lots are intended to have Solar Access protection, and showing an area on each lot available for construction of a Solar Access-protected dwelling;
- 18) For residential development, a proposed solar envelope for each lot as necessary for Solar Access protection consistent with Chapter 4.6 -Solar Access; and

Response: *The applicant has prepared a separate solar access application filed concurrent with this application that will be subject to review and approval by the Corvallis Planning Commission.*

- 19) Name and address of owner(s) of record, applicant, and registered land surveyor who prepared the plat.

Response: *This information is provided on the general application form and on the Proposed Tentative Subdivision Plat, (Attachment G).*

g. Narrative Requirements

A written statement shall include the following information:

Statement of the planning objectives to be achieved by the Tentative Subdivision Plat. This statement shall include a description of the

proposed development, the rationale behind the assumptions and choices made, and a discussion of how the application meets the review criteria in Section 2.4.30.04 below, including the development standards required by this Code;

Response: *Planning objectives are described on the first page of this narrative, and the review criteria are addressed below.*

2. Quantitative data for the following, where appropriate:

a) Total number and type of dwelling units;

Response: *Lots 1-6 are slated for modest single-family homes while lot 7 is slated for 2 apartment buildings and 6 townhomes. The 3-story apartments contain a total of 12 units with 2 bedrooms. The 3-story townhomes have 3 bedrooms and a 2 car garage. Site statistics can be found on the Conceptual Development Plan, (Attachment H1).*

b) Parcels and sizes;

Response: *Lot 1 – 2,392 SF
Lot 2 – 2,393 SF
Lot 3 – 2,393 SF
Lot 4 – 2,392 SF
Lot 5 – 2,393 SF
Lot 6 – 2,389 SF
Lot 7 – 37,747 SF*

c) Proposed Lot Coverage of buildings and structures, where known;

Response: *Compliance with lot coverage requirements will be reviewed by Development Services when plans are submitted for building permits.*

d) Gross densities per acre:

Response: *The gross lot area of the 3 existing parcels is 1.48 acres. The applicant has submitted a Conceptual Development Plan which includes lots for 6 single-family homes, 12 apartment units, and 6 townhomes. The 24 units result in a gross density of 16 units per acre. The RS-12 zoning allows a density range between 12 and 20 units per acre. Therefore the Proposed Tentative Plat Subdivision is in compliance with the density requirements.*

e) Total square footage of Green Area; and

Response: *Compliance with the green area requirements will be reviewed by Development Services when plans are submitted for building permits.*

f) Total square footage of nonresidential construction.

Response: *There is no proposed nonresidential construction.*

3. Detailed statement outlining timing, responsibilities, maintenance, and financial assurances for all public and non-public improvements to be constructed or installed including:
 - a) Provisions for domestic water supply including source, quality, and approximate quantity;
 - b) Provisions for sewage disposal, storm drainage, and flood control;
 - c) Provisions for improvements and maintenance of common areas and private roads and drives, if proposed; and
 - d) Proposed landscaping and irrigation.

Response: *The applicant intends to construct all public improvements in one phase with the required bonding assurances. Once the improvements are approved by the city, the applicant intends to record the final plat. Street trees along all public streets will be installed with public improvements, while interior lot landscaping will be completed with on-site construction. Vertical construction will proceed shortly after the final plat is recorded. The common areas and parking lots associated with the apartments and townhomes will be maintained by the property owner who will also manage the property.*

4. Statement describing phases of project if proposed. Phases shall be:

- b) Designed to Address Compatibility:
 - 2) For Residential Subdivisions - Uses permitted outright within a zone are considered to be compatible and not to conflict. Between zones, compatibility is addressed at the time the zone is established. A Residential Use permitted outright within an existing zone is considered to be compatible with Uses permitted outright within existing neighboring zones;

Response: *As noted above, the applicant intends to construct all public improvements in one phase. All of the residential use types proposed on the Conceptual Development Plan are permitted outright and are therefore deemed to be compatible.*

- e) For Residential Subdivisions - Each proposed phase must meet all required clear and objective standards for access parking, transportation facilities, utilities, Green Areas, and drainage without reliance on any uncompleted phase. Each proposed phase, and the Subdivision as a whole, must be designed so that in addition to each proposed phase meeting all required infrastructure standards for that phase, at the completion of each phase all completed phases together will cumulatively meet all infrastructure standards that would be required for a project consisting of the completed phases. The Subdivision and each phase must also be designed so that by completion of all proposed phases all the phases together will meet all infrastructure requirements for the project.

Response: *No phasing is proposed with this application.*

- 5. Traffic impact study - A traffic impact study shall be required in accordance with Section 4.0.60.a.

Response: **A Traffic Impact Analysis was performed by the project engineer, (Attachment K). His analysis determined the project generated 18.18 PM peak hour trips, less than the 30 hourly trips requiring a traffic impact study.**

- 6. Information required by Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, as applicable.

Response: ***There are no mapped natural features or natural hazards on the subject site.***

- h. Required fees are described in LDC § 1.2.100.01.

Response: ***The required fees have been submitted.***

2.4.30.04 – Review Criteria

- b. Residential Subdivisions - Requests for the approval of a Residential Tentative Subdivision Plat shall be reviewed to ensure consistency with the clear and objective approval standards contained in the following: the City's development standards outlined in the applicable underlying Zoning Designation standards in Article III of this Code; the development standards in Article IV of this Code; the

standards of all acknowledged City Facility Master Plans; the adopted City Design Criteria Manual; the adopted Oregon Structural Specialty Code; the adopted International Fire Code; the adopted City Standard Construction Specifications; the adopted City Erosion Prevention and Sediment Control Ordinance; and the adopted City Off-street Parking Standards. Additionally, the following criteria shall be met for Residential Subdivisions and the application shall demonstrate adherence to them:

1. Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards;

Response: *The applicable zoning and PODS development standards are addressed in the following sections below.*

2. Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 – Minimum Assured Development Area (MADA), Chapter 4.12 – Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards;

Response: *There are no mapped natural features or natural hazards on the site. Any existing significant vegetation will be preserved to the greatest extent practicable. The site contains one significant tree located along SW 3rd Street. This tree will be displaced when the new separated sidewalk is installed along SW 3rd Street, unless the city engineer has a desire to adjust the sidewalk in this location. New street trees will be installed along the projects 3rd Street frontage as shown on the Conceptual Landscape Plan, (Attachment I).*

3. Land uses shall be those that are outright permitted by existing underlying zoning designation.

Response: *Per LDC 3.6.20.01.a, single detached, attached-Townhouse, and multi-dwelling are all primary uses permitted outright in the RS-12 zone.*

4. Excavation and grading shall not change hydrology in terms of water quantity and quality that supports existing Locally Significant Wetlands and/or Riparian Corridors that are subject to Chapter 4.13 - Riparian Corridor and Wetland Provisions; and

Response: *There are no locally significant wetlands or riparian corridors on the subject site, therefore excavation and grading are not anticipated to have negative impacts.*

5. Density within Residential Subdivisions shall be on the Gross Density of the proposed development, as defined in Chapter 1.6, and as discussed in the definition of "Density Calculation" within the same chapter. The resultant overall density of the Subdivision shall be within the density range established for the Zone. Based on this methodology, resultant lot sizes may be smaller or larger than the specified Minimum Lot Size within a Zone, but created lots shall comply with all other applicable standards within the Zone (such as Lot Width requirements) and with other land division requirements. The land use decision shall clearly identify the approved density (number of dwelling units allowed) for each lot;

A Residential Subdivision that conforms to these criteria is considered to meet all of the compatibility standards in this Section and shall be approved. A Residential Subdivision that involves Uses subject to Plan Compatibility or Conditional Development review, or that involves a Zone Change, shall meet the applicable compatibility criteria for those Plan Compatibility, Conditional Development, and Zone Change applications.

Response: *The applicant has submitted a Conceptual Development Plan for the 1.48-acre site which includes lots for 6 single-family homes, 12 apartment units, and 6 townhomes. The 24 total units result in a gross density of 16 units per acre. The RS-12 zoning allows a density range between 12 and 20 units per acre. Therefore the Proposed Tentative Plat Subdivision is in compliance with the density requirements.*

The city is often interested in determining net density following dedication of right-of-way along SW 3rd Street and for the extension of SW Coho Street. Those dedications result in a net site area of 1.2 acres which results in a net density of 20 units per acre, also in compliance with the allowable density range.

Section 3.6.30 – RS-12 Development Standards

Table 3.6-1

	<i>Standard</i>	<i>Proposed</i>
a. Minimum Density	12 units per acre. Applies to the creation of Land Divisions.	<i>Gross: 12 x 1.48 ac. = min. 18 units Net: 12 x 1.2 ac. = min. 14 units</i>
b. Maximum Density	20 units per acre. Applies to the creation of Land Divisions.	<i>Gross 20 x 1.48 ac. = max. 30 units Net: 20 x 1.2 ac. = max. 24 units</i>
c. Minimum Lot Area	2,200 sq. ft. per dwelling unit	<i>All proposed lots are equal to or greater than 2,389 SF</i>
d Minimum Lot Width	25 ft.	<i>Min. lot width is 32.92 ft.</i>
e. Setbacks		
1. Front Yard	10 feet minimum; 25 ft. maximum. Also, unenclosed porches may encroach into front yards, provided that a minimum front yard of 5 ft. is maintained.	<i>Lots 1-6 for single-family will comply. Lot 7 Apartments 10-feet Townhome porches 10-feet Townhome bldg. 16-18 feet</i>
2. Rear yard and Side Yards Interior attached townhouses exempt from interior side yard setbacks.	5 ft. minimum. Additionally, the setbacks listed below for side yards not being used as the usable yard described above.	<i>Lots 1-6 for single-family will comply. Lot 7 Apt. side yards 10 and 15 feet Townh side yards 15 and 17 feet All rear yards comply.</i>
a) Single Detached	5 ft. minimum each side yard	<i>Minimums will be met or exceeded</i>
b) Single Attached and Zero Lot Line Detached	0 ft. one side; 8 ft. minimum on opposite side ¹	<i>Minimums will be met or exceeded</i>

Section 3.6.30 – RS-12 Development Standards		
Table 3.6-1		
	Standard	Proposed
c) Duplex, Triplex and Fourplex	¹ 0 ft. minimum each side	<i>Not applicable</i>
d) Abutting a more restrictive zone	10 ft. minimum	<i>Not applicable</i>
3. Exterior Side Yard and Rear Yard abutting a Street See also “k,” and “l,” below.	10 ft. minimum on side abutting the street. Vision clearance areas in accordance with Section 4.1.40.c. of Chapter 4.1 – Parking, Loading and Access Requirements.	<i>Not applicable</i>
f. Minimum Garage/Carport Setbacks		
1. Garage/carport entrance facing/parallel to the street	19 foot minimum	<i>Garages are internal to Lot 7 and do not face the street.</i>
2. Garage/carport entrance sideways/perpendicular to street	10 foot minimum	<i>Garages are internal to Lot 7 and do not face the street.</i>
See also “k” and “l” below	Setbacks from alleys in accordance with Section 4.0.60.j of Chapter 4.0 – Improvements Required with Development.	<i>Not applicable, no alleys are proposed.</i>

¹ For detached Zero Lot Line dwelling units, prior to Building Permit approval the applicant shall submit a recorded easement between the subject property and abutting lot next to the yard having the zero setback. This easement shall be sufficient to guarantee rights for maintenance purposes of structures and yard, but in no case shall it be less than five ft. in width.

Section 3.6.30 – RS-12 Development Standards

Table 3.6-1

	<i>Standard</i>	<i>Proposed</i>
	Garages/carports are also subject to the provisions in Chapter 4.10 – Pedestrian Oriented Design Standards	
<p>g. Minimum Setbacks from Properties Zoned Agricultural-Open Space (AG-OS)</p> <p>See also “k” and “l” below.</p>	<p>When residential development is proposed next to land zoned AG-OS, a minimum 50 foot-wide continuous plant or plant/berm buffer is required. Additionally, the minimum setback adjacent to land zoned AG-OS is 100 feet. It is the applicant’s responsibility to provide the buffer.</p> <p>The minimum setback for lands adjacently to Actively Farmed OS-AG Land is 100 ft. Any intervening right-of-way may be included in the 100-ft. setback measurement.</p> <p>Structures that existed on December 31, 2006, and that would fall within the 100-ft setback from Actively farmed OS-AG Land shall not be considered as non-conforming structures and no additional buffering is required to maintain the existing development.</p>	<i>Not applicable.</i>

Section 3.6.30 – RS-12 Development Standards

Table 3.6-1

	Standard	Proposed
h. Maximum Structure Height	35 ft., not to exceed a solar envelope approved under Chapter 2.18- Solar Access Permits or Chapter 4.6 – Solar Access.	<i>All proposed structures will not exceed 35-feet in height.</i>
i. Maximum Lot Coverage	70 percent of lot area maximum; interior attached townhouses exempt from this provision. Green Areas is calculated per lot.	<i>Lot coverage will be determined when building permits are reviewed by Development Services.</i>
j. Off-street Parking	See Chapter 4.1 – Parking, Loading, and Access Requirements.	<i>Addressed in following sections of the narrative.</i>
k. Outdoor Components Associated with Heat Pumps and Similar Equipment for Residential Structures	Shall not be placed within required front yard setback area. When located ten feet of a property line, or within a front yard and outside of the setback area, such equipment shall be screen on all sides with a solid fence or wall at least one foot higher than the equipment. When located outside a setback area, but greater than 10 feet from a property line, such equipment requires no screening.	<i>Compliance determined when building permits are reviewed by Development Services.</i>

Section 3.6.30 – RS-12 Development Standards

Table 3.6-1

	<i>Standard</i>	<i>Proposed</i>
l. Outdoor Components Associated with Heat Pumps or Similar Equipment for Non-Residential Structures	Shall be in accordance with chapter 4.2- Landscaping, Buffering, Screening and Lighting.	<i>Compliance determined when building permits are reviewed by Development Services.</i>
m. Minimum Assured Development Area (MADA)	See Chapter 4.11 - Minimum Assured Development Area (MADA)	<i>Not applicable.</i>
n. Special Flood Hazard Areas	See Chapter 2.11 – Floodplain Development Permit and Chapter 4.5 – Floodplain Provisions	<i>Not applicable.</i>
o. Significant Vegetation	See Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting and Chapter 4.12 – Significant Vegetation Protection Provisions	<i>Not applicable.</i>
p. Riparian Corridors and Locally Protected Wetlands	See Chapter 4.13 - Riparian Corridors and Locally Protected Wetlands	<i>Not applicable.</i>
q. Landscaping	See Section 3.6.50, below and Chapter 4.2 – Landscaping, Buffering, Screening, and Lightening	<i>Compliance determined when building permits are reviewed by Development Services.</i>
r. Required Green Area and Private Outdoor Space	See Section 3.6.50, below	<i>Compliance determined when building permits are reviewed by Development Services.</i>
s. Landslide Hazards and Hillsides	See Chapter 4.14 – Landslide Hazard and Steep Slope Development Provisions	<i>Not applicable.</i>

Section 4.0.30 - PEDESTRIAN REQUIREMENTS

b. Safe and Convenient Pedestrian Facilities - Safe and convenient pedestrian facilities that minimize travel distance to the greatest extent practicable shall be provided in conjunction with new development within and between new Subdivisions, Planned Developments, commercial developments, industrial areas, residential areas, transit stops, and neighborhood activity centers such as schools and parks, as follows:

1. For the purposes of this Section, safe and convenient means pedestrian facilities that are free from hazards and that provide a direct route of travel between destinations.
2. The following types of pedestrian walkways shall have a minimum 5-ft. paved width, and five ft. of landscaping provided on both sides of the facility, consistent with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting. Pedestrian walkways that are either more than 220 ft. long or serve more than 10 dwelling units shall have a wider paved width as specified in Section 4.0.40.c.
 - a. Pedestrian walkways connecting Cul de sacs;
 - b. Pedestrian walkway required to comply with the block perimeter requirements in Section 4.0.60.o.; and
 - c. Other pedestrian walkways connecting two public rights-of-way, including multi-use paths and trails.

Section 4.0.40 - BICYCLE REQUIREMENTS

c. Widths for Pedestrian/Bicycle Facilities - Adequate widths for pedestrian/bicycle facilities shall be provided in accordance with the following standards:

1. Where long term bicycle and pedestrian usage is expected to be relatively low, such as in a neighborhood rather than a community-wide facility, multi-use paths shall be eight ft. wide and aligned to ensure adequate sight distance.
2. The standard width for two-way multi-use paths shall be 10 ft.
3. In areas with projected high bicycle volumes or multiple use by bicyclists, pedestrians, and joggers, multi-use paths shall be 12 ft. wide.

Response: *Two pedestrian connections between SW 3rd Street and SW Coho Street will be provided. The width of these concrete walkways vary between 5-feet and 8-feet. The northernmost walk serves 9 dwelling units (lots 1-3 and 6 apartment), while the southernmost walk serves 9 dwelling units (lots 4-6 and 6 apartments). A new concrete pad along SW 3rd Street will be installed behind the sidewalk to serve as a transit stop as shown on the*

Conceptual Development Plan, (Attachment H1). A new street light has been added to the northern end of SW Coho Street for safety and illumination.

LDC 4.0.60 - PUBLIC AND PRIVATE STREET REQUIREMENTS

a. Traffic evaluations shall be required of all development proposals in accordance with the following:

1. Any proposal generating 30 or more trips per hour shall include Level of Service (LOS) analyses for the affected intersections. A Traffic Impact Analysis (TIA) is required, if required by the City Engineer. The TIA shall be prepared by a registered professional engineer. The City Engineer shall define the scope of the traffic impact study based on established procedures. The TIA shall be submitted for review to the City Engineer. The proposed TIA shall reflect the magnitude of the project in accordance with accepted traffic engineering practices. The applicant shall complete the evaluation and present the results with an overall site development proposal.

Response: A Traffic Impact Analysis was performed by the project engineer (Attachment K). His analysis determined the project generated 18.18 PM peak hour trips, less than the 30 hourly trips requiring further study.

2. If the traffic evaluation identifies Level of Service (LOS) conditions less than the minimum standard established in the Corvallis Transportation Plan, improvements and funding strategies mitigating the problem shall be considered concurrently with a development proposal.

Response: As noted above, no additional traffic analysis is warranted.

b. Location of new Arterial, Collector, and Neighborhood Collector Streets shall conform to the Corvallis Transportation Plan.

Response: Not applicable, as no new arterial or collector streets are proposed.

c. Although through-traffic movement on new Local Connector and Local Streets usually is discouraged, this may not be practical for particular neighborhoods. Local Connector or Local Street designations shall be applied in newly developing areas based on review of a street network plan and, in some cases, a traffic study provided with the development application. The decision regarding which of these designations will be applied is based on a number of factors, including density of development, anticipated traffic volumes, and the potential for through traffic.

Street network plans must provide for connectivity within the transportation system to the extent that, generally, both Local Connector and Local Streets will

be created within a development. Identified traffic calming techniques, such as bulbed intersections, etc., can reduce traffic speeds and, where included, are to be constructed at the time of development. To further address traffic speeds and volumes on Local Connector and Local Streets, the following street designs, along with other designs intended to reduce traffic speeds and volumes, shall be considered:

1. Straight segments of Local Connector and Local Streets should be less than .25 mile in length, and include design features such as curves and T intersections.
2. Cul-de-sacs should not exceed 600 ft. nor serve more than 18 dwelling units.
3. Street designs that include traffic calming, where appropriate, are encouraged.

Response: *For connectivity and restricting access along the highway, the City has encouraged development of a parallel north/south street west of SW 3rd Street. The applicant will extend SW Coho Street north through the subject site to serve this property and eventually others to the north.*

- d. Private streets, though discouraged in conjunction with Land Divisions, may be considered within a development site provided all the following conditions are met:

Response: *No private streets are proposed with this subdivision.*

- e. Development sites shall be provided with access from a public street or a private street that meets the criteria in "d," above, both improved to City standards in accordance with the following:
 1. Where a development site abuts an existing public street not improved to City standards, the abutting street shall be improved to City standards along the full frontage of the property concurrently with development. Where a development site abuts an existing private street not improved to City standards, and the private street is allowed per the criteria in "d", above, the abutting street shall meet all the criteria in "d", above and be improved to City standards along the full frontage of the property concurrently with development.

Response: *The applicant will be dedicating an additional 12-feet of public right-of-way on SW 3rd Street to accommodate a separated sidewalk, consistent with the City's arterial street standards. The applicant will also be dedicating a 50-foot wide right-of-way to accommodate the extension of SW Coho Street, consistent with the City's to-and-through requirements.*

2. Half-width street improvements, as opposed to full-width improvements, are generally not acceptable. However, these may be approved by the Planning Commission or Director where essential to the reasonable development of the property. Approval for half-width street improvements may be allowed when other standards required for street improvements are met and when the Planning Commission or the Director finds that it will be possible to obtain the dedication and/or improvement of the remainder of the street when property on the other side of the half-width street is developed.

Response: ***No half-width street improvements are proposed.***

- f. To provide for orderly development of adjacent properties, public streets and private streets that meet all the criteria in “d”, above, shall be installed concurrently with development of a site and shall be extended through the site to the edge of the adjacent property(ies) in accordance with the following:
 1. Temporary dead-ends created by this requirement may be installed without turn-arounds, subject to the approval of the Fire Marshal.
 2. Drainage facilities shall be provided to properly manage storm water run-off from temporary dead-ends.

Response: ***The proposed extension of SW Coho Street will be to-and-through the subject site, consistent with this requirement. The temporary dead-end at the north end of SW Coho Street requires an approved fire apparatus turn around boot at the commercial driveway approach to the apartments, as shown on the Conceptual Development Plan, (Attachment H1). This turn around boot is within the 28-foot wide roadway and extends 24-feet into the commercial driveway approach. Approximately 76-feet of parking along the western side of SW Coho Street will not accommodate parking. Therefore, two on-street parking spaces will not be allowed on either side of the shared driveway serving lots 3 and 4. Once SW Coho Street is extended further north, the red fire lane curb can be removed and used for on-street parking.***

- g. The Planning Commission or Director may require the extension of public and private street improvements through a development site to provide for the logical extension of an existing street network or to connect a site with a nearby neighborhood activity center, such as a school or park. Where this creates a Land Division incidental to the development, a land partition shall be completed concurrently with the development, in accordance with Chapter 2.14 - Partitions, Minor Replats, and Property Line Adjustments.

Response: ***The extension of SW Coho Street provides the logical extension of an existing street network to connect with the abutting properties to the north. Although this street extension could eventually tie into SW Tunison Avenue***

to the north, it may also tie back into SE Richland Avenue at SW 3rd Street. This is also the logical location to extend SE Richland Avenue west to SW Pickford Street, as there is a large under-developed property in this location (2425 SW Pickford Street) which is ideally suited to connect these blocks to the east and west.

- h. Names for new streets shall not duplicate or create confusion with names of existing streets. Street names and numbers shall conform to the established pattern in the surrounding area and are subject to approval of the Director.

Response: No new street names are proposed with this subdivision.

- k. Location, grades, alignments, and widths for all public and private streets shall be considered in relation to existing and planned streets, topographical conditions, public convenience and safety, and proposed land use. Where topographical conditions present special circumstances, exceptions to these standards may be granted by the City Engineer provided that the safety and capacity of the street network is not adversely effected. The following standards shall apply:

- 1. Grading plans are required and shall demonstrate that the proposal does not contain any grade changes (cuts or fills) that are inconsistent with the provisions of Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Cut and fill is measured vertically from natural grade. The grading plan shall identify all proposed cuts and fills and the associated grade changes in ft. to demonstrate adherence to this provision. Streets shall be designed along natural contours.

Response: The site is generally flat and is not impacted by landslide hazards or hillsides. Detailed PIPC plans will be submitted to Development Services for review and approval prior to recording the final plat.

- 2. Location of streets in a development shall not preclude development of adjacent properties. Streets shall conform to planned street extensions identified in the Corvallis Transportation Plan and/or provide for continuation of the existing street network in the surrounding area.

Response: The extension of SW Coho Street ensures future development of properties to the north when they wish to redevelop.

- 3. Grades shall not exceed six percent on Arterial Streets, 10 percent on Collector and Neighborhood Collector Streets, and 15 percent on Local, Local Connector, and Cul-de-sac Streets.

Response: Grades on SW Coho Street will be the minimum required to ensure adequate drainage.

4. As far as practicable, Arterial, Collector, and Neighborhood Collector Streets shall be extended in alignment with existing streets by continuation of the street centerline. When staggered street alignments resulting in T intersections are unavoidable, they shall leave a minimum of 200 ft. between the nearest edges of the two rights-of-way.

Response: *The extension of SW Coho Street will align with the centerline of the existing street.*

5. Local street intersections shall be located a minimum of 125 ft. from any other street intersection.

Response: *The proposed street extension complies.*

6. Centerline radii of curves shall not be less than 500 ft. on Arterial Streets; 300 ft. on Collector and Neighborhood Collector Streets; and 100 ft. on Local, Local Connector, and Cul-de-sac Streets.

Response: *The public street extension of SW Coho Street will not have curves.*

7. Streets shall be designed to intersect at angles as near as practicable to right angles and shall comply with the following:
 - a) The intersection of an Arterial, Collector, or Neighborhood Collector Street with another Arterial, Collector, or Neighborhood Collector Street shall have a minimum of 100 ft. of straight (tangent) alignment perpendicular to the intersection;

Response: *Not applicable.*

- a) The intersection of a Local, Local Connector, or Cul-de-sac Street with another street shall have a minimum of 50 ft. of straight (tangent) alignment perpendicular to the intersection;

Response: *The extension of SW Coho Street will align with the centerline of the existing street.*

- b) Where right-angle intersections are not possible, exceptions may be granted by the City Engineer provided that intersections have a minimum corner radius of 20 ft. along the right-of-way lines of the acute angle; and

Response: *Not applicable.*

- c) All intersections shall have a minimum curb corner radius of 20 ft.

Response: *Not applicable.*

8. Right-of-way and improvement widths shall be as specified in the Transportation Plan and Table 4.0-1 – Street Functional Classification System.

	Arterial Highway	Arterial	Collector	Neighborhood Collector	Local Connector	Local
Auto amenities (lane	2-5 Lanes (11 - 14 ft.)	2-5 Lanes (12 ft.)	2-3 Lanes (11 ft.)	2 Lanes (10 ft.)	2 Lanes (10 ft.)	Shared Surface
Bike amenities	2 Lanes (6 ft.)	Shared Surface	Shared Surface			
Pedestrian amenities	2 Sidewalks (6 ft.) Ped. Islands	2 Sidewalks (5 ft.) Ped. Islands	2 Sidewalks (5 ft.)	2 Sidewalks (5 ft.)	2 Sidewalks (5 ft.)	2 Sidewalks (5 ft.)
Transit	Typical	Typical	Typical	Typical	Permissible/not	Permissible/not typical
Managed speed	20 mph - 55 mph	25 mph - 45 mph	25 mph - 35 mph	25 mph	25 mph	15-20 mph
Curb-to-curb width ⁵						
No on-street	34 ft. - 84 ft.*	34 ft.-72 ft.	34 ft.-45 ft.	32 ft.	20 ft.*	20 ft.*
Parking one	42 ft. - 84 ft.	NA	NA	40 ft.	28 ft.	25 ft.*
Parking both	50 ft. - 84 ft.	NA	NA	48 ft.	28-34 ft.	28 ft.
Traffic calming		No	Permissible/ not	Typical	Permissible	Permissible
Preferred adjacent	High Intensity	High Intensity	Med. to High	Medium Intensity	Med. to Low	Low Intensity
Access control	Yes	Yes	Some	No	No	No
Turn lanes		Continuous and/or medians with pedestrian islands	Typical at intersections with Arterials or Collectors	Not typical	Not typical	Not typical
Planting strips ^{7& 8}	Two - 12 ft. Except across areas of Natural Features	Two - 12 ft. Except across areas of Natural Features	Two - 12 ft. Except across areas of Natural Features	Two - 12 ft. Except across areas of Natural Features	Two - 6 ft. Except across areas of Natural Features	Two - 6 ft. ⁷ Except across areas of Natural Features ^{7& 8}
Through-traffic		Primary function	Typical function	Typical function	Permissible	Permissible function

1. These standards do not preclude the flexibility currently allowed through the Planned Development process in Chapter 2.5 - Planned Development.

2. Lane widths shown are the preferred construction standards that apply to existing routes adjacent to areas of new development, and to newly constructed routes. On Arterial and Collector roadways, an absolute minimum for safety concerns is 10 ft. Such minimums are expected to occur only in locations where existing development along an established sub-standard route or other severe physical constraints preclude construction of the preferred facility width.

3. An absolute minimum width for safety concerns is five ft., which is expected to occur only in locations where existing development along an established sub-standard route or other severe physical constraints preclude construction of the preferred facility width. Parallel multi-use paths in lieu of bike lanes are not appropriate along the Arterial-Collector system due to the multiple conflicts created for bicycles at driveway and sidewalk intersections. In rare instances, separated (but not adjacent) facilities may provide a proper function.

4. Arterial Highway speeds in the Central Business or other Commercial zones in urban areas may be 20-25 mph. Traffic calming techniques, signal timing, and other efforts will be used to keep traffic within the desired managed speed ranges. Design of a corridor's vertical and horizontal alignment will focus on providing an enhanced degree of safety for the managed speed.

5. Street design for each development shall provide for emergency and fire vehicle access. Street widths of less than 28 ft. shall be applied as a development condition through the Subdivision process in Chapter 2.4 - Subdivisions and Major Replats and/or the Planned Development process in Chapter 2.5 - Planned Development. The condition may require the developer to choose between improving the street to the 28-ft. standard or constructing the narrower streets with parking bays placed intermittently along the street length. The condition may require fire-suppressive sprinkler systems for any dwelling unit more than 150 ft. from a secondary access point. * To be applied in RS-9 and lesser zones.

6. Traffic calming includes such measures as bulbed intersections, speed humps, raised planted medians, mid-block curb extensions, traffic circles, signage, and varied paving materials and is addressed in the Transportation Plan.

7. Through the Planned Development Review Process, the planting strip along Local Streets and around the bulbs of Cul-de-sacs may be reduced or eliminated.

8. Where streets must cross protected Natural Features, street widths shall be minimized by providing no on-street parking and no planting strips between the curb and the sidewalk on either side of the street.

Response: *The proposed local street extension complies with the functional classification criteria as stated above. As noted in footnote #5 in the table above, the applicant will be providing a fire suppression sprinkler system in the apartments and townhomes.*

9. Where streets must cross protected Natural Resources or Natural Hazards, street widths shall be minimized by providing no on-street parking and no planting strips between the curb and the sidewalk on either side of the street. Parking bays may be allowed, provided they do not exceed one space per dwelling unit and provided they do not cause the development to exceed the amount of development allowed by the provisions of Chapter 2.11 Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Response: *There are no natural features on the site that warrant modification to the city's street standards.*

- o. **Block Perimeter Standards** - The following block perimeter standards apply to development projects, as described below. The block perimeter standards do not apply to development projects that are two acres or less in size, and situated in areas where the street patterns are established. However, the other street connectivity requirements in LDC Section 4.0.60 do apply.

1. Residential Standards –

- a) Complete Blocks - Developments shall create a series of complete blocks bound by a connecting network of public or private streets with sidewalks.
- b) Maximum Block Perimeter - The maximum block perimeter shall be 1,200 ft. Block faces greater than 300 ft. shall have a through-block pedestrian connection.

Response: *With SW Prairie Avenue to the south and SE Richland Avenue to the north and east, ODOT is not interested in seeing another access onto SW 3rd Street to serve the subject site between these two streets. It is important to note that the block perimeter standards do not apply to this project, as it is under two acres. The applicant has satisfied pedestrian connectivity requirements by providing two sidewalk connections through lot 7 to connect SW 3rd Street with SW Coho Street.*

Although the extension of SW Coho Street could eventually tie into SW Tunison Avenue to the north, it may also tie back into SE Richland Avenue at SW 3rd Street. This is also the logical location to extend SE Richland Avenue west to SW Pickford Street, as there is a large under-developed property in this location (2425 SW Pickford Street) which is ideally suited to connect these blocks to the east and west.

- c) Multi-dwelling Development of 20 or More Units on a Single Parcel of Land - Multi-dwelling development projects on a single parcel of land, and which have at least 20 dwelling units, shall create a series of complete blocks bound by either streets with sidewalks or by walkways. For blocks bound only by walkways, the walkways shall be contained within a public access easement and maintained by the adjacent property owner.

Response: Lot 7 is slated for development of 12 apartments and 6 townhomes, for a total of 18 units, therefore this criterion is not applicable.

- d) Variations Allowed Outright - The distances specified in "b," above, may be varied by up to 50 percent to minimize impacts to: slopes greater than 15 percent, public parks, Significant Natural Features, existing street and/or development patterns, and/or access management considerations, as determined by the City Engineer.

Response: There are no natural features on the subject site, therefore this criteria is not applicable.

2. Commercial, Industrial, and Civic Standards –

- r. Development shall include underground electric services, light standards, wiring and lamps for streetlights according to the specifications and standards of the City Engineer. The developer shall be responsible for installation of underground conduit for street lighting along all public streets improved in conjunction with such development in accordance with the following:
1. The developer shall coordinate with the City Engineer to determine the location of future street light poles.
 2. The streetlight plan shall be designed to provide illumination meeting standards set by the City Engineer.
 3. The standard street light installation is a wood pole.

The developer shall install such facilities and make the necessary arrangements with the serving electric utility for the City-owned and operated street lighting system to be served at the lowest applicable rate available to the City. Upon City's

acceptance of such development improvements, the street lighting system, exclusive of utility-owned service lines, shall be and become the property of the City.

Response: *The project will be in compliance with these requirements and detailed design information for the streetlights will be submitted to Development Services as part of PIPC permitting.*

LDC 4.0.70 - PUBLIC UTILITY REQUIREMENTS (OR INSTALLATIONS)

- a. All development sites shall be provided with public water, sanitary sewer, storm drainage, and street lights.

Response: *The Conceptual Development Plan, (Attachment H1) shows the locations of public water, sanitary sewer, and storm drainage.*

Domestic Water and Fire Service

Public water mains are available along the full frontage of SW 3rd Street and an 8 inch stub out was provided at the north end of SW Coho Street on the south property line of the subject site.

An 8-inch water main will be extended along the full length of the proposed SW Coho Street extension. This will provide fire and domestic service to the multifamily units on Lot 7 as well as the single-family lots on the west side of the Street. As shown on the Conceptual Development Plan, meters will be grouped toward the north end of the line to minimize the risk of stagnant water in the dead-end line. The water line will be looped between SW Coho Street and SW 3rd Street for redundancy and to avoid stagnation. The segment of water line crossing the northern boundary of Lot 7 will be placed within a 15-foot wide public water line easement.

Townhomes proposed along the frontage of Highway SW 3rd Street will be served by existing or new meters tapped into the existing water main in the ODOT right-of-way or by meters on the proposed line in SW Coho Street.

An existing fire hydrant is available within the SW 3rd Street right-of-way at the south end of the subject site. A new hydrant is proposed along the east side of SW Coho Street just north of the commercial entrance to the multi-family lot.

Sanitary Sewer Service

Based on the topographic survey, the existing sewer manhole in SW Coho Street at the south end of the subject site has adequate depth to provide service to the proposed subdivision.

An 8-inch sewer extension will be constructed from the stub out provided at the north end of SW Coho Street. Private sewer lines will be constructed on Lot 7 and routed to a single public lateral at the property line. Due to the number of units being served the applicant is proposing that this lateral be tied into a manhole on the main line in SW Coho Street with a clean out at the right-of-way.

Storm Drainage

No storm drainage connection was provided in SW Coho Street to serve this subdivision. This is likely due to the fact that the ODOT drainage system in SW 3rd Street that provides storm drainage service for this property and the adjacent properties is relatively shallow. No other appropriate point of discharge is available.

Both public and private stormwater lines will need to be routed through Lot 7 and tied into the ODOT drainage system. Single family lots along the west side of the subject site will be served by weep holes to the curb. This will require the applicant to obtain a drainage permit from ODOT.

Although this portion of Corvallis does not require detention based on City of Corvallis standards, the ODOT hydraulics manual requires detention for any water from new impervious surfaces that ODOT receives in excess of 0.5 CFS.

Additionally, the public and private storm drainage system will need to be separated out so that storm lines carrying water from the public right-of-way and owned by the City of Corvallis remain separate from the private detention, treatment and routing facilities provided for the proposed development.

As shown on the Conceptual Development Plan and Preliminary Storm Drain Report, the applicant intends to oversize the private detention facility for the development to account for the public storm water without needing to construct a separate detention facility for storm water from the public right-of-way. Low impact development techniques will be used to minimize the amount of runoff from the proposed subdivision and thereby minimize the amount of detention and treatment required.

Due to the limited space and grade available, the applicant anticipates using proprietary treatment devices such as Contech StormFilter units to provide the necessary water quality treatment. Treatment will be provided in accordance with ODOT drainage standards since the water will be received by ODOT and fall under their jurisdiction.

All storm water will ultimately be routed to an existing storm manhole at approximately the midpoint of the subject site along the SW 3rd Street frontage through a 15 foot wide utility easement for this purpose.

- b. Where necessary to serve property as specified in "a" above, required public utility installations shall be constructed concurrently with development.

Response: Public utilities will be constructed through the PIPC permit process, prior to development.

- c. Off-site public utility extensions necessary to fully serve a development site and adjacent properties shall be constructed concurrently with development.

Response: The Conceptual Development Plan, (Attachment H1) shows the locations of public water, sanitary sewer, and storm drainage as well as easements where public utilities cross private property.

- d. To provide for orderly development of adjacent properties, public utilities installed concurrently with development of a site shall be extended through the site to the edge of adjacent property(ies).

Response: Public utilities have been extended with the local street extension to the northern boundary of the property.

- e. All required public utility installations shall conform to the City's adopted facilities master plans.

Response: Proposed utility layouts comply.

- f. Private on-site sanitary sewer and storm drainage facilities may be allowed, provided all the following conditions exist:

1. Extension of a public facility through the site is not necessary for the future orderly development of adjacent properties;
2. The development site remains in one ownership and Land Division does not occur, with the exception of Land Divisions that may occur under the provisions of Section 4.0.60.d, above; and

3. The facilities are designed and constructed in accordance with the Uniform Plumbing Code and other applicable codes, and permits are obtained from the Development Assistance Center prior to commencement of work.

Response: *Not applicable.*

LDC 4.0.90 - FRANCHISE UTILITY INSTALLATIONS

These standards are intended to supplement, not replace or supersede, requirements contained within individual franchise agreements that the City has with providers of electrical power, telecommunication, cable television, and natural gas services, hereafter referred to as Franchise Utilities.

- a. Where a Land Division is proposed, the developer shall provide Franchise Utilities to the development site. Each lot in a Subdivision shall have an individual service available or secured prior to approval of the Final Plat, in accordance with Section 2.4.40 of Chapter 2.4 - Subdivisions and Major Replats.

Response: *A 7-foot utility easement has been provided behind the new separated sidewalk of SW 3rd Street and behind both sidewalks along SW Coho Street, (Attachment H1).*

- b. Where necessary and in the judgment of the Director, Franchise Utilities shall be extended through the site to the edge of adjacent property(ies) to provide for orderly development of adjacent properties.

Response: *Franchise utilities will be extended to the north edge of the subject site via the proposed 7' utility easement located on either side of SW Coho Street.*

- c. The developer shall have the option of choosing whether to provide natural gas or cable television service to the development site, provided that all of the following conditions exist:
 1. Extension of Franchise Utilities through the site is not necessary for the future orderly development of adjacent property(ies);
 2. The development site remains in one ownership and Land Division does not occur, with the exception of Land Divisions that may occur under the provisions of Section 4.0.60.d, above; and
 3. The development is nonresidential.

Response: *The applicant intends to provide natural gas and cable television service to all lots in the subdivision.*

- d. Where a Land Division is not proposed, the site shall be provided with Franchise Utilities prior to occupancy of structures as required by this Section and in accordance with the provisions of Section 2.4.40.12 of Chapter 2.4 - Subdivisions and Major Replats.

Response: *Not applicable, as a land division is proposed.*

- e. All Franchise Utility distribution facilities installed to serve new development shall be placed underground except as provided below.
 - 1. Poles for traffic signals, pedestals for police and fire system communications and alarms, pad-mounted transformers, pedestals, pedestal-mounted terminal boxes and meter cabinets, concealed ducts, substations, or facilities used to carry voltage higher than 35,000 volts; and
 - 2. Overhead utility distribution lines may be permitted upon approval of the City Engineer when unusual terrain, soil, or other conditions make underground installation impracticable. Location of such overhead utilities shall follow rear or side lot lines wherever feasible.

Response: *All franchise utilities will be constructed underground.*

- f. The developer shall be responsible for making necessary arrangements with Franchise Utility providers for provision of plans, timing of installation, and payment for services installed. Plans for Franchise Utility installations and plans for public improvements shall be submitted together to facilitate review by the City Engineer.

Response: *The applicant will make arrangements for the provision of all franchise utilities.*

- g. Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources shall be addressed in accordance with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Response: *Not applicable, as the site has no natural features.*

LDC 4.0.30 PEDESTRIAN REQUIREMENTS

- a. Sidewalks shall be required along both sides of all streets, as follows:

1. Sidewalks on Local, Local Connector, and Cul-de-sac Streets - Sidewalks shall be a minimum of five ft. wide on Local, Local Connector, and Cul-de-sac Streets. The sidewalks shall be separated from curbs by a tree planting area that provides at least six ft. of separation between the sidewalk and curb, except that this separated tree planting area shall not be provided adjacent to sidewalks where they are allowed to be located within Natural Resource areas governed by Chapter 4.12 - Significant Vegetation Protection Provisions and Chapter 4.13 - Riparian Corridor and Wetland Provisions. This separated tree planting area shall also not be provided adjacent to sidewalks where they are allowed to be located within drainageway areas governed by regulations in Chapter 2.11 - Floodplain Development Permit and Chapter 4.5 - Floodplain Provisions.

Response: *The extension of SW Coho Street will have 5-foot wide sidewalks on either side, separated with a 6-foot wide landscaped strip.*

2. Sidewalks on Arterial, Collector, and Neighborhood Collector Streets - Sidewalks along Arterial, Collector, and Neighborhood Collector Streets shall be separated from curbs by a planted area. The planted area shall be a minimum of 12 ft. wide and landscaped with trees and plant materials approved by the City. The sidewalks shall be a minimum of five ft. wide. An exception to these provisions is that this separated tree planting area shall not be provided adjacent to sidewalks where they are allowed to be located within Natural Resource areas governed by Chapter 4.12 - Significant Vegetation Protection Provisions and Chapter 4.13 - Riparian Corridor and Wetland Provisions. This separated tree planting area shall also not be provided adjacent to sidewalks where they are allowed to be located within drainageway areas governed by regulations in Chapter 2.11 - Floodplain Development Permit and Chapter 4.5 - Floodplain Provisions.

Response: *A new separated 6-foot wide sidewalk will be installed along SW 3rd Street, separated with a 12-foot wide landscaped strip.*

- b. Safe and Convenient Pedestrian Facilities - Safe and convenient pedestrian facilities that minimize travel distance to the greatest extent practicable shall be provided in conjunction with new development within and between new Subdivisions, Planned Developments, commercial developments, industrial areas, residential areas, transit stops, and neighborhood activity centers such as schools and parks, as follows:

1. For the purposes of this Section, safe and convenient means pedestrian facilities that are free from hazards and that provide a direct route of travel between destinations.

Response: *All pedestrian facilities will be level and free from hazards and provide direct routes of travel.*

2. The following types of pedestrian walkways shall have a minimum 5-ft. paved width, and five ft. of landscaping provided on both sides of the facility, consistent with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting. Pedestrian walkways that are either more than 220 ft. long or serve more than 10 dwelling units shall have a wider paved width as specified in Section 4.0.40.c.
 - a. Pedestrian walkway required to comply with the block perimeter requirements in Section 4.0.60.o.; and
 - b. Other pedestrian walkways connecting two public rights-of-way, including multi-use paths and trails.

Response: **All sidewalks internal to Lot 7 are a minimum of 5-feet wide and landscaping is provided on both sides when it's not adjacent to a parking lot.**

- c. Where a development site is traversed by or adjacent to a future trail linkage identified within either the Corvallis Transportation Plan or the Trails Master Plan, improvement of the trail linkage shall occur concurrently with development. Dedication of the trail to the City shall be provided in accordance with Section 4.0.100.d.

Response: **The site is not traversed by or adjacent to a future trail linkage.**

- d. To provide for orderly development of an effective pedestrian network, pedestrian facilities installed concurrently with development of a site shall be extended through the site to the edge of adjacent property(ies).

Response: **Pedestrian facilities adjacent to all new public streets will be extended to the edge of the adjacent property.**

Section 4.2.30 - REQUIRED TREE PLANTINGS AND MAINTENANCE

a. Tree Plantings –

Tree plantings in accordance with this Section are required for all landscape areas, including but not limited to parking lots for four or more cars, public street frontages, private streets, multi-use paths, sidewalks that are not located along streets, alleys, and along private drives more than 150 ft. long.

1. Street Trees - a) Along streets, trees shall be planted in designated landscape parkway areas or within areas specified in a City-adopted street tree plan. Where there is no designated landscape parkway area, street trees shall be planted in yard areas adjacent to the street, except as allowed elsewhere by "d," below;

3. A minimum five ft. wide landscaping buffer is required on both sides of the sidewalks identified in LDC Section 4.0.30.b.2. Within these buffers, trees shall be planted at least every 30 ft., or as determined by the type of tree used. See Table 4.2-1 - Street Trees and Table 4.2-2 - Parking Lot Trees;

b. Areas Where Trees May Not be Planted –

1. Trees may not be planted within five ft. of permanent hard surface paving or walkways, unless special planting techniques and specifications are used and particular species of trees are planted, as outlined in Section 4.2.40.c or approved by the Director. These limitations apply most frequently in areas such as landscape parkways, pedestrian walkways, and plaza areas, where there may be tree grates.
2. Unless approved otherwise by the City Engineer, trees may not be planted:
 - a) Within 10 ft. of fire hydrants and utility poles;
 - b) Within 20 ft. of street light standards;
 - c) Within five ft. from an existing curb face, except where required for street trees;
 - d) Within 10 ft. of a public sanitary sewer, storm drainage, or water line; or
 - e) Where the Director determines the trees may be a hazard to the public interest or general welfare.

Response: *A new 12-foot wide landscape park strip will be established along SW 3rd Street, however underground public utilities preclude installation of trees within this strip. Overhead utility lines are also present; therefore, the applicant intends to install medium canopy street trees behind the new sidewalk averaging 30-feet on center. A new 6-foot wide landscaped park strip will be established along SW Coho Street. The applicant has elected to combine driveway approaches for the six lots along the west side, providing enhanced opportunities for installing medium canopy street trees within the park strip. The trees along both sides of SW Coho Street will be planted just over 30-feet on center. The applicant feels the tree separation is appropriate for the street, however staff may find that one additional tree should be required on the west side of SW Coho Street. If staff feels compelled to require an additional street tree, the applicant is willing to accept a condition of approval requiring the additional tree in the lot area within one of the 6 single-family lots.*

Street trees have been separated 10-feet from the fire hydrant and underground public utilities and 20-feet from the new street light along SW Coho Street.

Section 4.4.20 - GENERAL PROVISIONS

4.4.20.03 – Lot Requirements

- a. Size and Shape - Lot size, width, shape, and orientation shall be appropriate for the location of the Subdivision and for the Use Type contemplated. No lot shall be dimensioned to contain part of an existing or proposed street. All lots shall be buildable. Lot sizes shall not be less than required by this Code for the applicable zone. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for off-street parking and service facilities required by the type of use proposed, unless off-site parking is approved per Chapter 4.1 - Parking, Loading, and Access Requirements.
- b. Access - Each lot shall abut a street (not an alley) for a distance of at least 25 ft. unless it complies with the exceptions listed in "1," "2," or "3," below:
 1. Exception 1 - On a lot or parcel zoned RS-3.5, RS-5, RS-6, RS-9, or RS-9(U) and existing prior to December 31, 2006, the Minor Land Partition or Minor Replat process may be used to create flag lots that comply with all of the criteria in "a-d,"
 - a. Each resulting lot or parcel contains an area equal to no more than 175 percent of the zone's minimum lot size for a Single- family detached dwelling;
 - b. The primary building entrance is located within 100 ft. of the lot's (or parcel's) accessway;
 - c. A street is not required through any part of the site per other requirements of this Code, such as the Block Perimeter standards in Section 4.0.60.o; and
 - d. The Accessway is consistent with Section 4.4.30.01, below.
 2. Exception 2 - On a lot or parcel approved through a Minor Land Partition prior to December 31, 2006, that has not expired and for which an "urban conversion plan" was provided, the Minor Land Partition or Minor Replat process may be used to create flag lots that comply with the approved urban conversion plan and all of the criteria in "a and b."
 - a. Front doors are within 100 feet of the lot's (or parcel's) accessway;

- b. The Accessway is consistent with Section 4.4.30.01, below.
- 3. Exception 3 - The lot meets the exemption in "a" or "b," below:
 - a) Residential lots involving Single-family Detached; Single-family Attached, two units; or Duplex dwellings, provided:
 - 1) Front doors are less than 100 ft. from a street and are accessed by a sidewalk or multi-use path (distance measured along the centerline of the path to the nearest public street right of way or private street tract); and
 - 2) Vehicular access is provided via an alley.
 - b) Commercial, Industrial, and Residential lots other than those described in "a," above, provided:
 - 1) Front doors are less than 200 ft. from a street and are accessed by a sidewalk or multi-use path (distance measured along the centerline of the sidewalk or over the "hard-surfaced" portion of the courtyard); and
 - 2) Vehicular access is provided via an alley.

Response: *All of the proposed subdivision lots abut a public street for a distance of at least 25-feet.*

- c. Through Lots - The creation of Through Lots through a Land Division process shall be avoided except where essential to overcome specific disadvantages of topography and orientation. Through lots, in low density residential zones, created through a Land Division process shall comply with the following standards:
 - 1. A 20-ft. wide easement area shall be provided along the full length of one abutting street to the Through Lot, and shown on the plat;
 - 2. No vehicular access shall be permitted within the Through Lot Easement area; and
 - 3. Landscaping in the Through Lot Easement area shall comply with the provisions in Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.

Response: *Lot 7 has frontage on SW Coho Street and SW 3rd Street and is therefore considered a through-lot. The criteria above notes that an exception may be allowed in order to overcome specific disadvantages due to orientation.*

The applicant has spent considerable time developing a pedestrian friendly design which incorporates three unique housing types. Although only one housing type is required for a project of this size, the applicant wishes to create a neighborhood that can accommodate a mix of residents. The existing street (SW Coho Drive) will be extended north through the property to provide access to the site and eventually to the parcels to the north when they redevelop in the future. ODOT wants to limit access onto SW 3rd Street, so there is no vehicle access onto their facility. Lot 7 has been designed with two apartment buildings with 2-bedroom units adjacent to SW Coho Street and 3-bedroom townhomes along SW 3rd Street. Parking for the townhomes will be in the garages behind the units and a portion of the surface parking lot that will be shared with the apartments. The design places emphasis on orienting all the buildings toward a public street with three pedestrian connections into the project from SW 3rd Street and two pedestrian connections from SW Coho Street.

When the applicant was exploring options for this property, one of the earlier concepts had a 20-foot wide evergreen hedge along SW 3rd Street, which isn't nearly as pedestrian friendly as the current design.

Since access to SW 3rd Street is restricted and the city has a desire to see SW Coho Street extended to the north, the current design does an excellent job at orienting all of the new buildings toward the streets.

The applicant requests an allowable exception to the through-lot standards due to the limited options for street locations and the desire to orient the buildings toward the abutting public streets.

- d. Lot Side Lines - Side lines of lots, as much as practicable, shall be at right angles to the street the lots face.

Response: *Side lot lines are very close to right angles to the street they face.*

- e. Lot Grading - Lot grading shall conform to Chapter 4.12 - Significant Vegetation Protection Provisions; and the City's excavation and fill provisions.

Response: *The site is relatively flat, therefore grading will conform to Chapter 4.12. There are no natural features on the subject site.*

- f. Building Lines - Building setback lines may be established in a final plat or included in covenants recorded as a part of a final plat.

Response: Building setbacks will be in compliance with the RS-12 development standards.

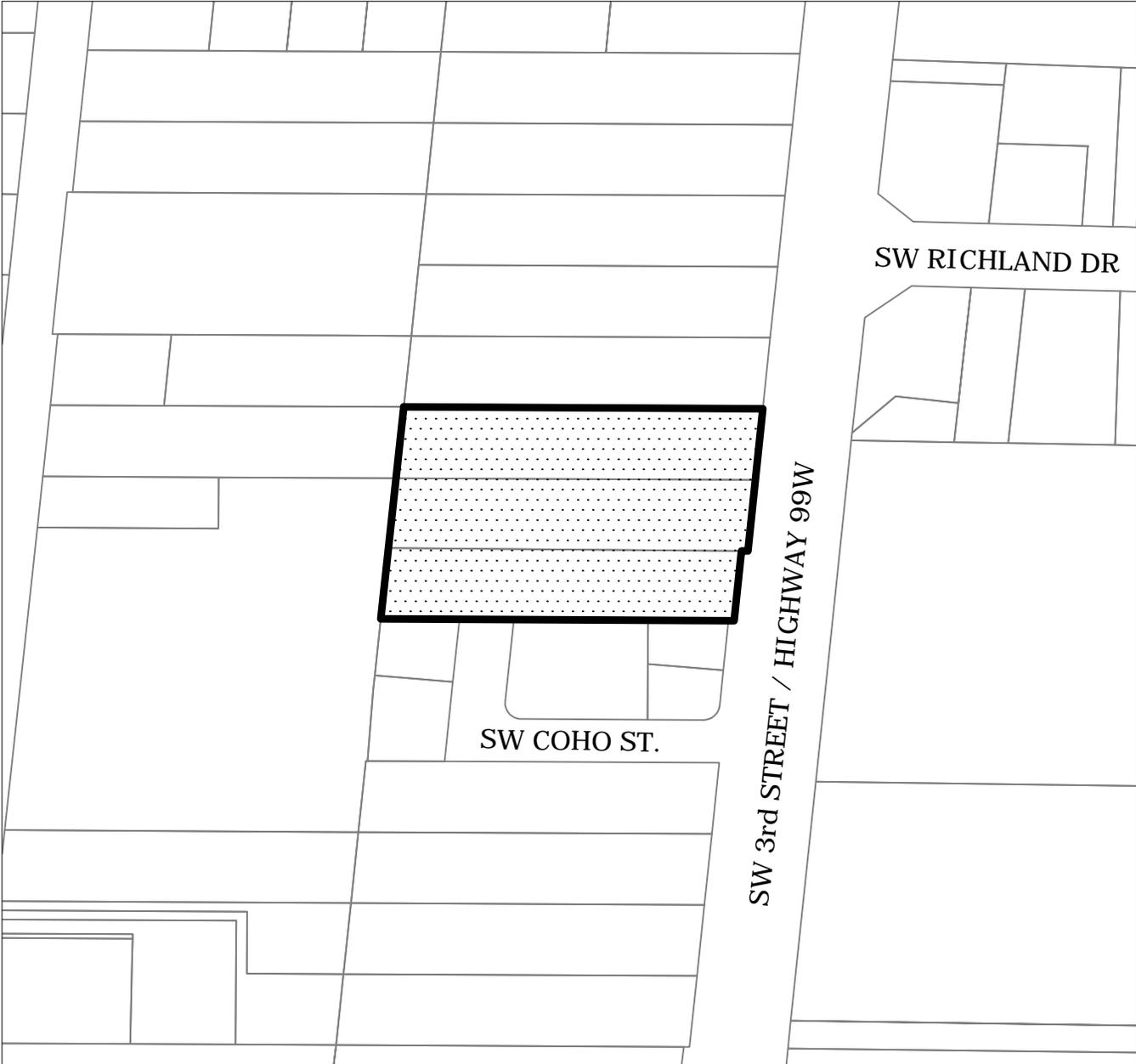
- g. Large Lots - In dividing land into large lots that have potential for future further Subdivision, a conversion plan shall be required. The conversion plan shall show street extensions, utility extensions, and lot patterns to indicate how the property may be developed to Comprehensive Plan densities and to demonstrate that the proposal will not inhibit development of adjacent lands.

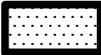
Response: The applicant has no intention of further subdividing beyond what is shown on the tentative plat.

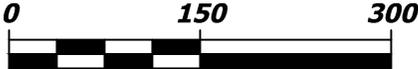
- h. Minimum Assured Development Area - For property with Natural Resources or Natural Hazards subject to Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, or Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, lots created through a Subdivision, Partition, or Property Line Adjustment process shall be consistent with the provisions of Chapter 4.11 - Minimum Assured Development Area (MADA).

Response: The site contains no natural features, therefore MADA does not apply.

PUBLIC NOTICE MAP



 Subject Site



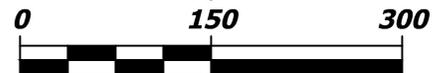
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ATTACHMENT A

EXISTING LAND USES



 Subject Property

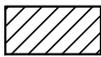
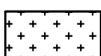


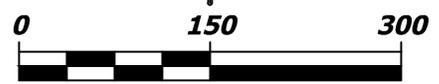
Scale: 1" = 150'

ATTACHMENT B

EXISTING COMPREHENSIVE PLAN DESIGNATIONS



-  RESIDENTIAL - LOW DENSITY
-  RESIDENTIAL - MEDIUM-HIGH DENSITY
-  MIXED USE COMMERCIAL
-  Subject Site



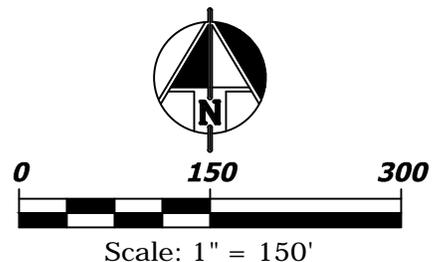
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ATTACHMENT C

EXISTING ZONING DESIGNATIONS

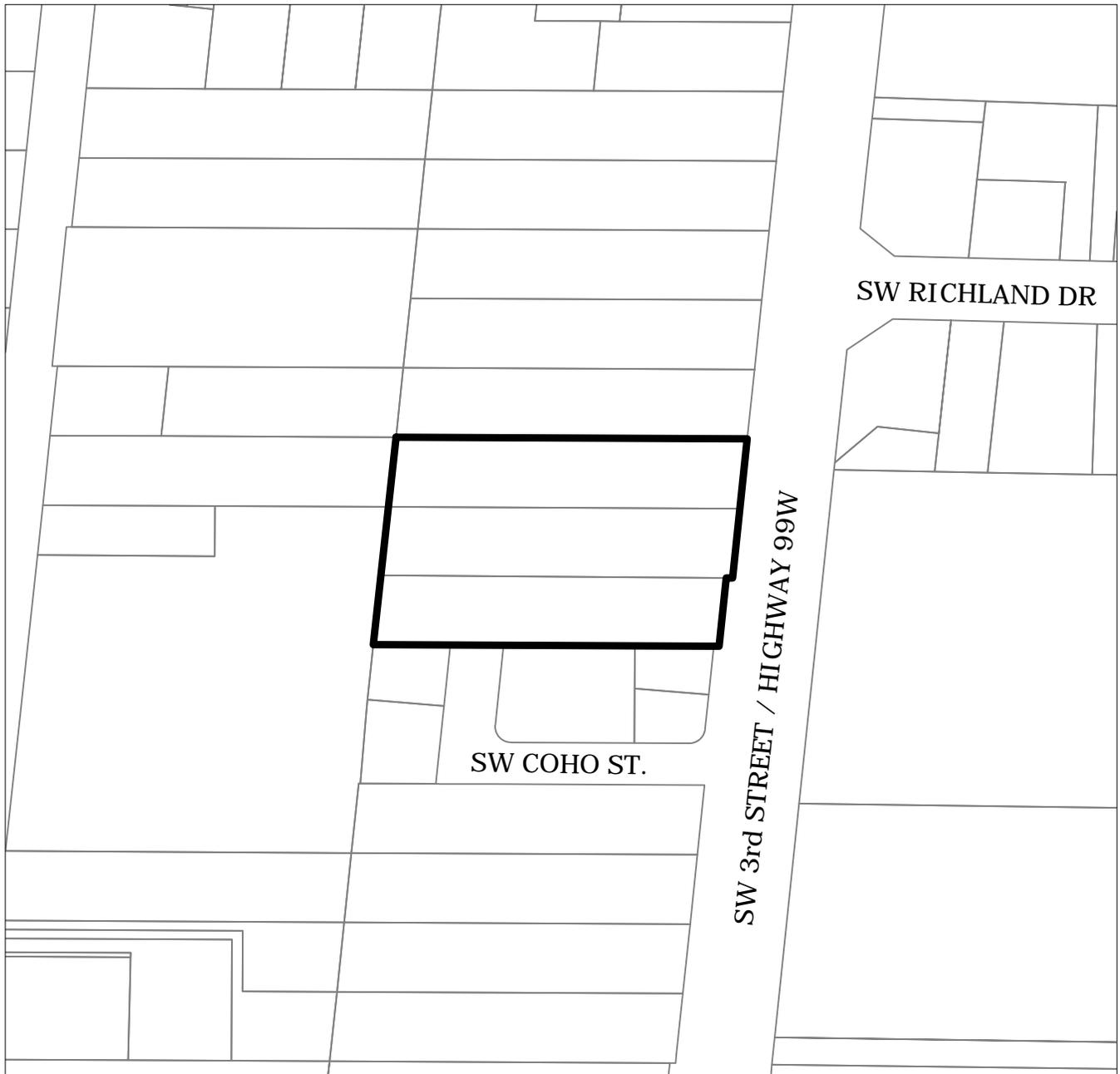


-  RS-5 LOW DENSITY RES.
-  RS-12 MEDIUM-HIGH DENSITY RES.
-  MIXED USE COMMUNITY SHOPPING
-  NC-MAJOR
-  PD(MUCS)
-  Subject Site

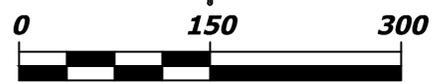


ATTACHMENT D

SIGNIFICANT NATURAL FEATURES



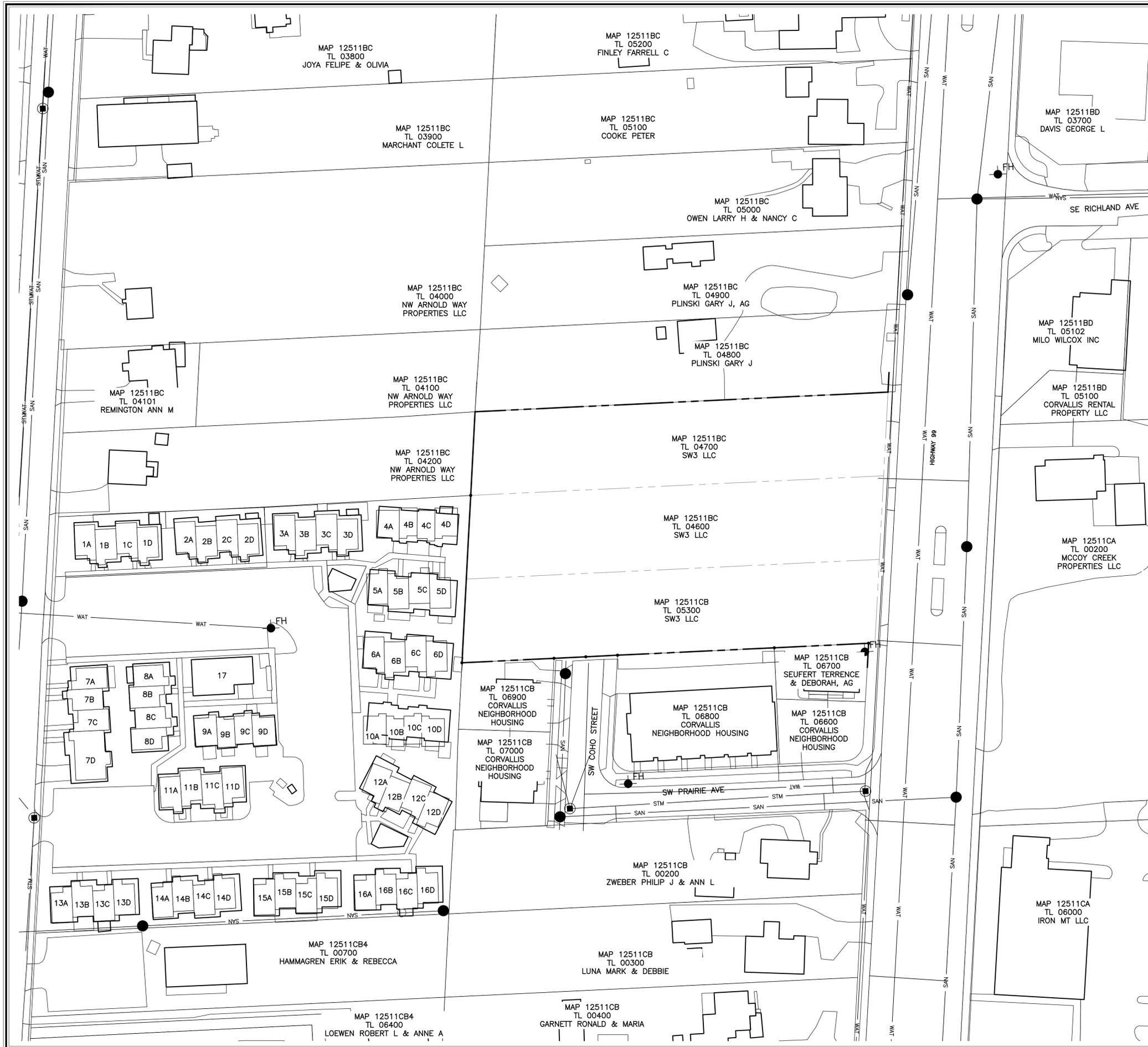
 Subject Site



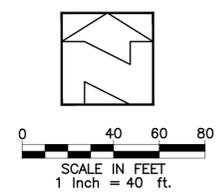
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ATTACHMENT E

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LABEL	MAP	TAXLOT	OWNER
1A	12511CB2	80001	STEINLICHT STEVEN
1B	12511CB2	80002	STEINLICHT STEVEN
1C	12511CB2	80003	STEINLICHT STEVEN
1D	12511CB2	80004	CZERWIONKA FRANK & PATRICIA
2A	12511CB2	80005	NARVER WILLIAM DAVID & CHERYL LYN, TR
2B	12511CB2	80006	CHAKRABARTI SANKAR LAI & USHA, TR
2C	12511CB2	80007	CHAKRABARTI SANKAR LAI & USHA, TR
2D	12511CB2	80008	KOTWICK KYLE
3A	12511CB2	90001	TO ANH VAN & VO MAI HUYNH
3B	12511CB2	90002	NAINA KAVEH
3C	12511CB2	90003	JANZEN TIMOTHY P & RACHEL A, TR
3D	12511CB2	90004	SCHAU JAMIE
4A	12511CB2	90005	PRINCE JESSICA
4B	12511CB2	90006	LINDSAY DAVID W & DANAE M
4C	12511CB2	90007	JANZEN TIMOTHY P & RACHEL A, TR
4D	12511CB2	90008	OVERMAN JAMES & SWEENEY MEGAN
5A	12511CB2	90009	ALSIP KEVIN D
5B	12511CB2	90010	ALSIP DAVID R & LISA
5C	12511CB2	90011	JANZEN ROBERT L & BETTY M
5D	12511CB2	90012	JANZEN ROBERT L & BETTY M
6A	12511CB2	90013	SIGLER BENJAMIN J
6B	12511CB2	90014	MARON ENTERPRISES LTD C/O IPMG, INC
6C	12511CB2	90015	JANZEN TIMOTHY P & RACHEL A, TR
6D	12511CB2	90016	MCLEAN KRISTINE, TR
7A	12511CB3	90041	CINNAMON PARK LLC
7B	12511CB3	90042	CINNAMON PARK LLC
7C	12511CB3	90043	CINNAMON PARK LLC
7D	12511CB3	90044	PENSICO TRUST COMPANY, C/O FBO
8A	12511CB3	90048	CATHERINE L MICHELIS IRA
8B	12511CB3	90047	CINNAMON PARK LLC
8C	12511CB3	90046	CINNAMON PARK LLC
8D	12511CB3	90045	CINNAMON PARK LLC
9A	12511CB3	90049	RADFORD LONNA
9B	12511CB3	90050	CHAKRABARTI SANKAR LAI & USHA, TR
9C	12511CB3	90051	BROWNELL JONATHAN
9D	12511CB3	90052	BROWNELL JONATHAN
10A	12511CB3	90017	DETERING JAMES B & LYNN S
10B	12511CB3	90018	BROWNELL BRYANT
10C	12511CB3	90019	BROWNELL JONATHAN
10D	12511CB3	90020	DENNIS KATHLEEN A
11A	12511CB3	90053	CHAKRABARTI SANKAR LAI & USHA, TR
11B	12511CB3	90054	CHAKRABARTI SANKAR LAI & USHA, TR
11C	12511CB3	90055	CHAKRABARTI SANKAR LAI & USHA, TR
11D	12511CB3	90056	CHAKRABARTI SANKAR LAI & USHA, TR
12A	12511CB3	90021	JANZEN TIMOTHY P & RACHEL A, TR
12B	12511CB3	90022	SERGEANT ALAN
12C	12511CB3	90023	NUNN LANCE
12D	12511CB3	90024	CHAKRABARTI SANKAR LAI & USHA, TR
13A	12511CB3	90037	PERKINS WADE A
13B	12511CB3	90038	CHAKRABARTI SANKAR LAI & USHA, TR
13C	12511CB3	90039	VANESS ERICA
13D	12511CB3	90040	SALA RENE D & SHARON R
14A	12511CB3	90033	CHAKRABARTI SANKAR LAI & USHA, TR
14B	12511CB3	90034	CHAKRABARTI SANKAR LAI & USHA, TR
14C	12511CB3	90035	CHAKRABARTI SANKAR LAI & USHA, TR
14D	12511CB3	90036	CHAKRABARTI SANKAR LAI & USHA, TR
15A	12511CB3	90029	CINNAMON PARK LLC
15B	12511CB3	90030	CINNAMON PARK LLC
15C	12511CB3	90031	SAPP JESSE J
15D	12511CB3	90032	TRANT DEBORAH G & MCCALL DAVID C
16A	12511CB3	90025	BROADLEY NEAL J
16B	12511CB3	90026	CHAKRABARTI SANKAR LAI & USHA, TR
16C	12511CB3	90027	CHAKRABARTI MEGHNA
16D	12511CB3	90028	CHAKRABARTI SANKAR LAI & USHA, TR
17	12511CB	90000	CINNAMON PARK HOMEOWNERS C/O NEAL BROADLEY OPHOA TREASURER



LARRY HELLESTO
33750 SE MELODY LN
CORVALLIS, OR 97330
541.760.1462

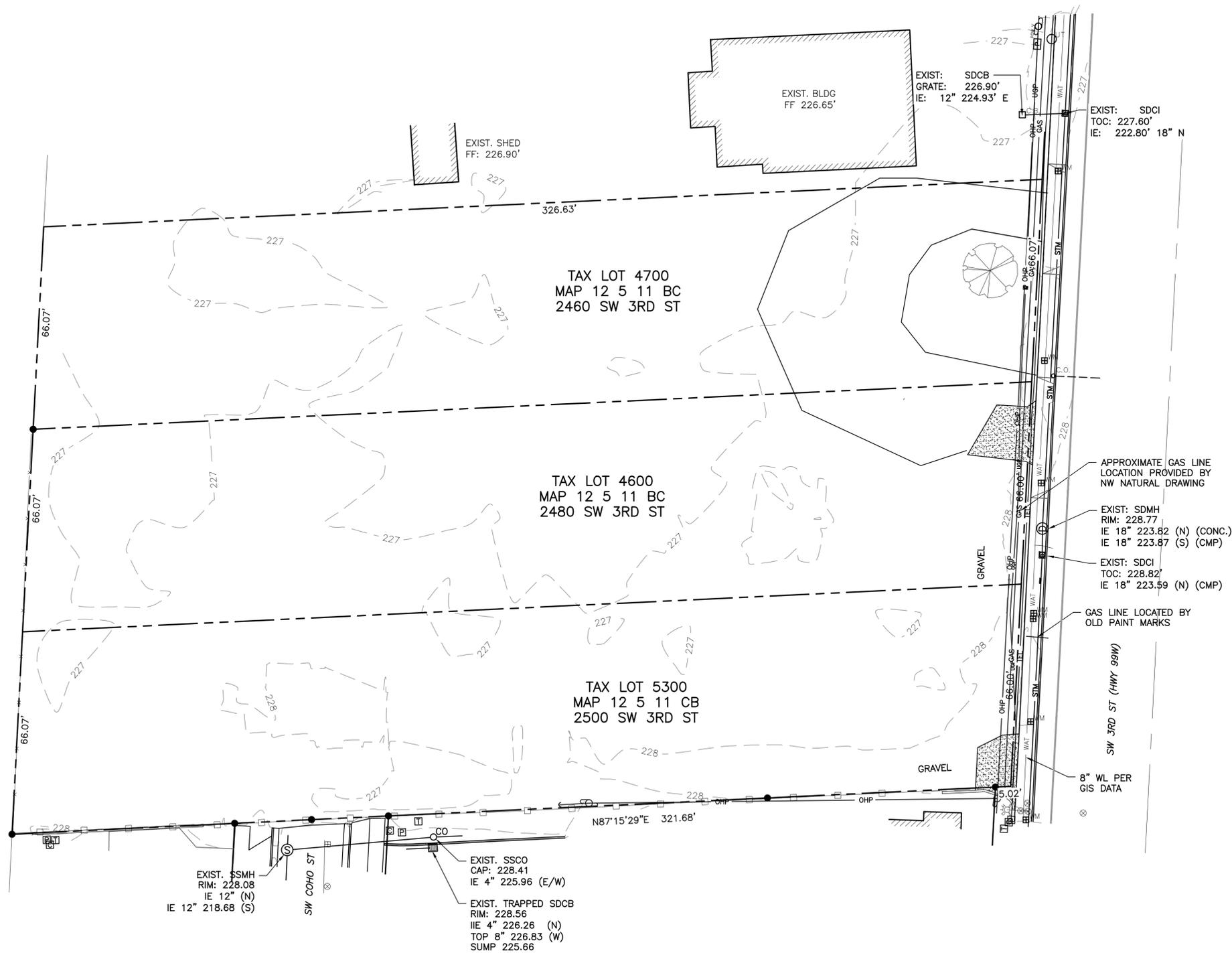
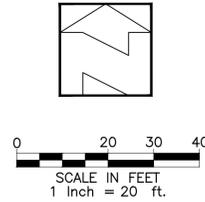
**ELLE'S ADDITION
CORVALLIS, OREGON**
ATTACHMENT F1 - EXISTING PARCELS
2460 - 2500 SW 3RD STREET



MSS INC
ENGINEERING CONSULTANTS
AND PLANNERS
215 NW 4TH STREET
CORVALLIS, OR 97330
(541) 753-1320 FAX: (541) 753-5966

JOB # 15010	FILE PROPERTY OWNERS	DRAW OWNERS
SCALE 1"=40'	DATE 03.18.16	
F1		
# 1 OF 1 SHEETS		

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- LEGEND:**
- FOUND MONUMENT
 - PROPERTY LINE
 - CENTER LINE
 - - - EXISTING GROUND CONTOUR (1' INTERVAL)
 - SAN EXISTING SANITARY SEWER LINE
 - STM EXISTING STORM DRAIN LINE
 - WAT EXISTING WATER LINE
 - OHP EXISTING OVERHEAD POWER LINE
 - GAS EXISTING NATURAL GAS LINE
 - UGP EXISTING UNDERGROUND POWER (FIBER OPTIC)
 - EXISTING WOOD FENCE
 - × × EXISTING CHAIN LINK FENCE
 - ⊙ EXISTING MANHOLE
 - (S) (D) EXISTING (S) SANITARY, (D) STORM
 - ⊞ EXISTING STORM CATCH BASIN, CURB INLET
 - CO EXISTING CLEANOUT
 - ⊕ EXISTING WATER METER
 - ⊗ EXISTING WATER VALVE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊞ EXISTING POWER PEDESTAL
 - ⊞ EXISTING CABLE TV PEDESTAL
 - ⊞ EXISTING TELEPHONE PEDESTAL
 - ⊞ EXISTING POWER POLE, GUY ANCHOR
 - ⊞ EXISTING MAILBOX(S)
 - ⊙ EXISTING DECIDUOUS TREE (8" OR LARGER)
 - ⊙ EXISTING CONIFER TREE (8" OR LARGER)

- NOTES:**
- UTILITIES SHOWN ARE BASE ON PAINT MARK LOCATIONS OR AS-BUILT DRAWING LOCATION. CONTRACTOR TO VERIFY HORIZONTAL LOCATION AND DEPTH OF ANY BURIED UTILITIES.
 - THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A BOUNDARY SURVEY MAY BE DISCLOSED. NO EASEMENT INFORMATION IS INCLUDED.
 - ELEVATION ARE BASED ON CITY OF CORVALLIS BENCH MARK #217 (NAVD29) LOCATED AT THE INTERSECTION OF RICHLAND AND THOMPSON. CAP ELEV.: 232.509
 - PROPERTY(S) ARE OUTSIDE THE FEMA FLOOD PLAIN.
 - BUILDINGS AND PROPERTY LINES SHOWN OUTSIDE THE LIMITS OF THE PROPOSED DEVELOPMENT ARE BASED ON GIS DATA AND ARE APPROXIMATE ONLY.

LARRY HELLESTO
33750 SE MELODY LN
CORVALLIS, OR 97333
541.760.1462

**ELLE'S ADDITION
CORVALLIS, OREGON**
ATTACHMENT F2 - TOPOGRAPHIC SURVEY
2460 - 2500 SW 3RD STREET



MSS INC
ENGINEERING CONSULTANTS
AND PLANNERS
215 NW 4TH STREET
CORVALLIS, OR 97330
(541) 753-1320 FAX: (541) 753-5956

JOB #	FILE	DRAW
15010	SV100	PJS
SCALE	DATE	
AS SHOWN	03.18.16	

F2
1 OF 1 SHEETS

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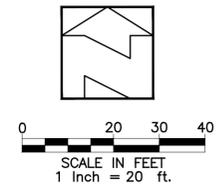
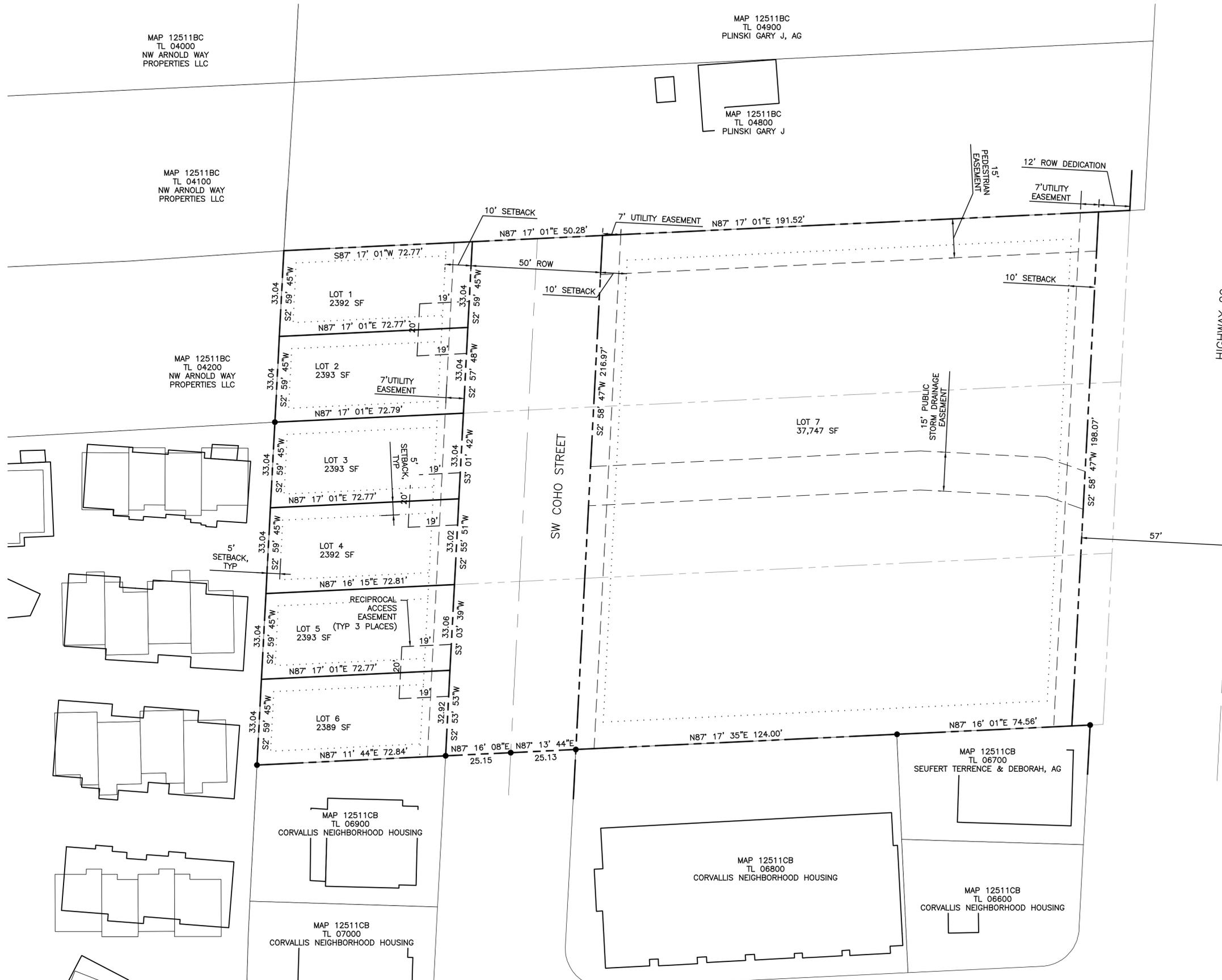
MAP 12511BC
TL 04000
NW ARNOLD WAY
PROPERTIES LLC

MAP 12511BC
TL 04100
NW ARNOLD WAY
PROPERTIES LLC

MAP 12511BC
TL 04200
NW ARNOLD WAY
PROPERTIES LLC

MAP 12511BC
TL 04900
PLINSKI GARY J, AG

MAP 12511BC
TL 04800
PLINSKI GARY J



LARRY HELLESTO
33750 SE MELODY LN
CORVALLIS, OR 97333
541.760.1462

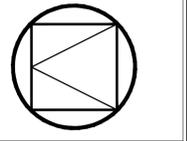
**ELLE'S ADDITION
CORVALLIS, OREGON**

ATTACHMENT G - PROPOSED TENTATIVE SUBDIVISION PLAT

2460 - 2500 SW 3RD STREET



MSS INC
ENGINEERING CONSULTANTS
AND PLANNERS
215 NW 4TH STREET
CORVALLIS, OR 97330
(541) 753-1320 FAX: (541) 753-5956



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1"=20'	03.18.16	

1 OF 1 SHEETS

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UNITS	BEDROOMS	BATHS	REQUIRED PARKING
12	2	2	18
6	3	2	15

TOTAL REQ'D PARKING = 33
 15% UNASSIGNED SPACES = 5
 40% COMPACT ALLOWED = 13
 PROPOSED PARKING = 39
 UNASSIGNED = 27
 COMPACT SPACES PROPOSED = 2
 BICYCLE PARKING PROPOSED = 30

LOT 7 AREA (AFTER DEDICATION) = 37,747 SF
 LANDSCAPE AREA = 10,718 SF
 WALKWAY AREA = 4824 SF

MAP 12511BC
 TL 04900
 PLINSKI GARY J, AG

MAP 12511BC
 TL 04800
 PLINSKI GARY J

MAP 12511BC
 TL 04000
 NW ARNOLD WAY
 PROPERTIES LLC

MAP 12511BC
 TL 04100
 NW ARNOLD WAY
 PROPERTIES LLC

MAP 12511BC
 TL 04200
 NW ARNOLD WAY
 PROPERTIES LLC

LOT 1
 2392 SF

LOT 2
 2393 SF

LOT 3
 2393 SF

LOT 4
 2392 SF

LOT 5
 2393 SF

LOT 6
 2389 SF

EX SSWR MANHOLE
 (CITY OF CORVALLIS)

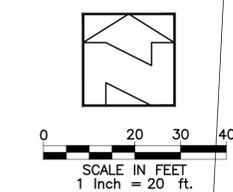
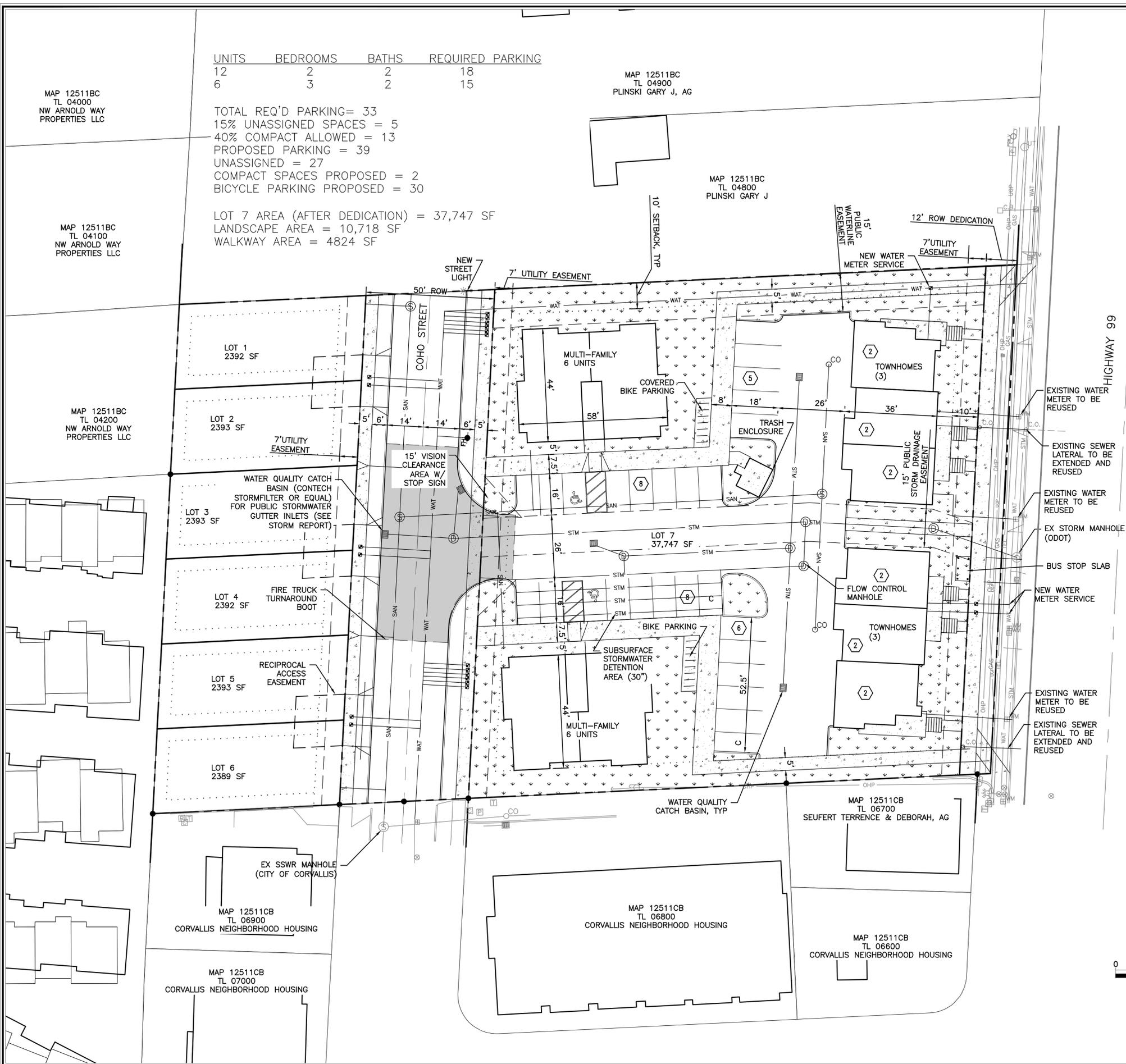
MAP 12511CB
 TL 06900
 CORVALLIS NEIGHBORHOOD HOUSING

MAP 12511CB
 TL 07000
 CORVALLIS NEIGHBORHOOD HOUSING

MAP 12511CB
 TL 06800
 CORVALLIS NEIGHBORHOOD HOUSING

MAP 12511CB
 TL 06600
 CORVALLIS NEIGHBORHOOD HOUSING

MAP 12511CB
 TL 06700
 SEUFERT TERENCE & DEBORAH, AG



LARRY HELLESTO
 33750 SE MELODY LN
 CORVALLIS, OR 97333
 541.760.1462

**ELLE'S ADDITION
 CORVALLIS, OREGON**
 ATTACHMENT H1 - CONCEPTUAL DEVELOPMENT PLAN
 2460 - 2500 SW 3RD STREET

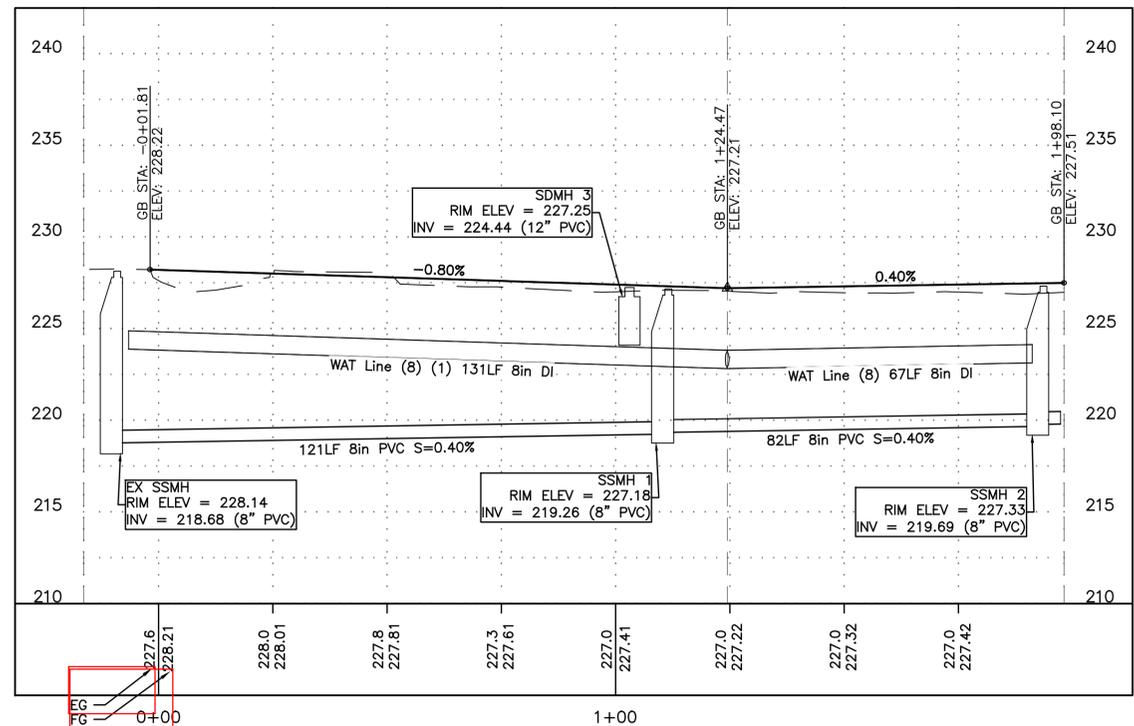
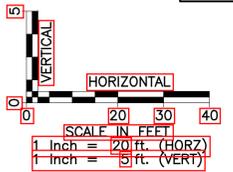
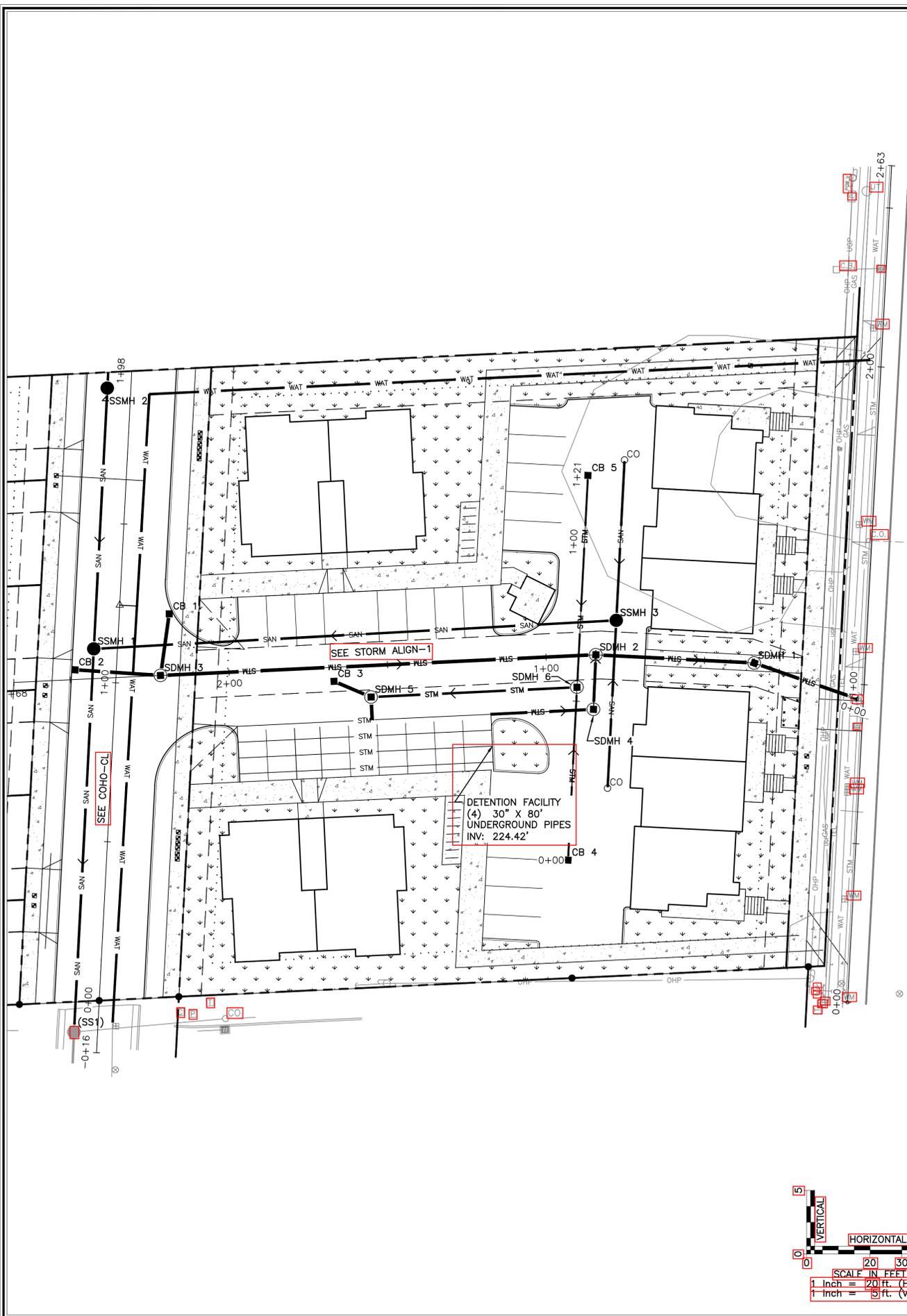


MSS INC
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 CORVALLIS, OR 97330
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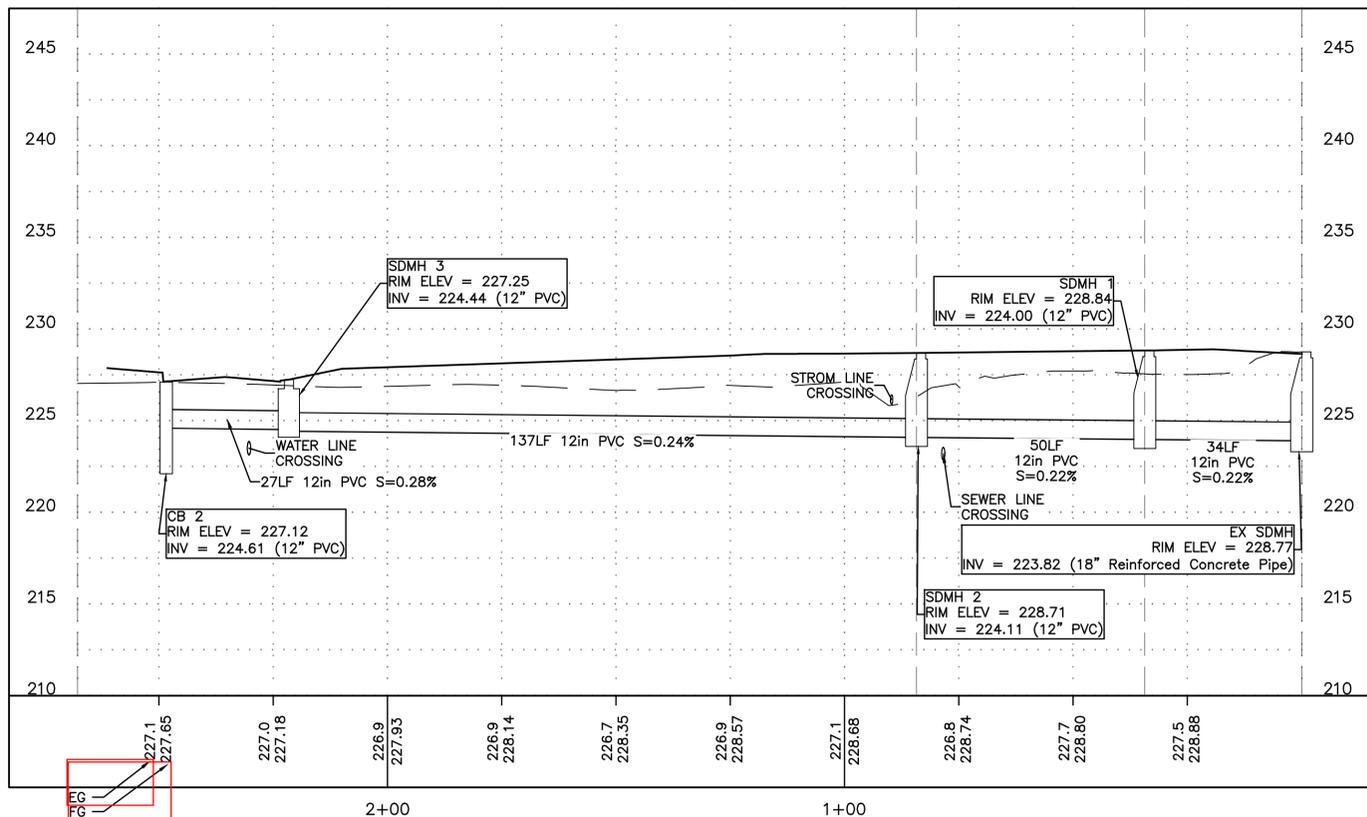
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H1
 # 1 OF 1 SHEETS

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COHO CL
STA 1+00 TO STA 1+00
VERT SCALE 1"=5'



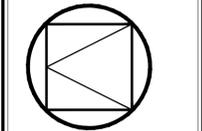
STORM ALIGN 1
STA 2+00 TO STA 1+00
VERT SCALE 1"=5'

LARRY HELLESTO
33750 SE MELODY LN
CORVALLIS, OR 97333
541.760.1462

**ELLE'S ADDITION
CORVALLIS, OREGON**
ATTACHMENT H2 - PRELIMINARY STREET AND STORM

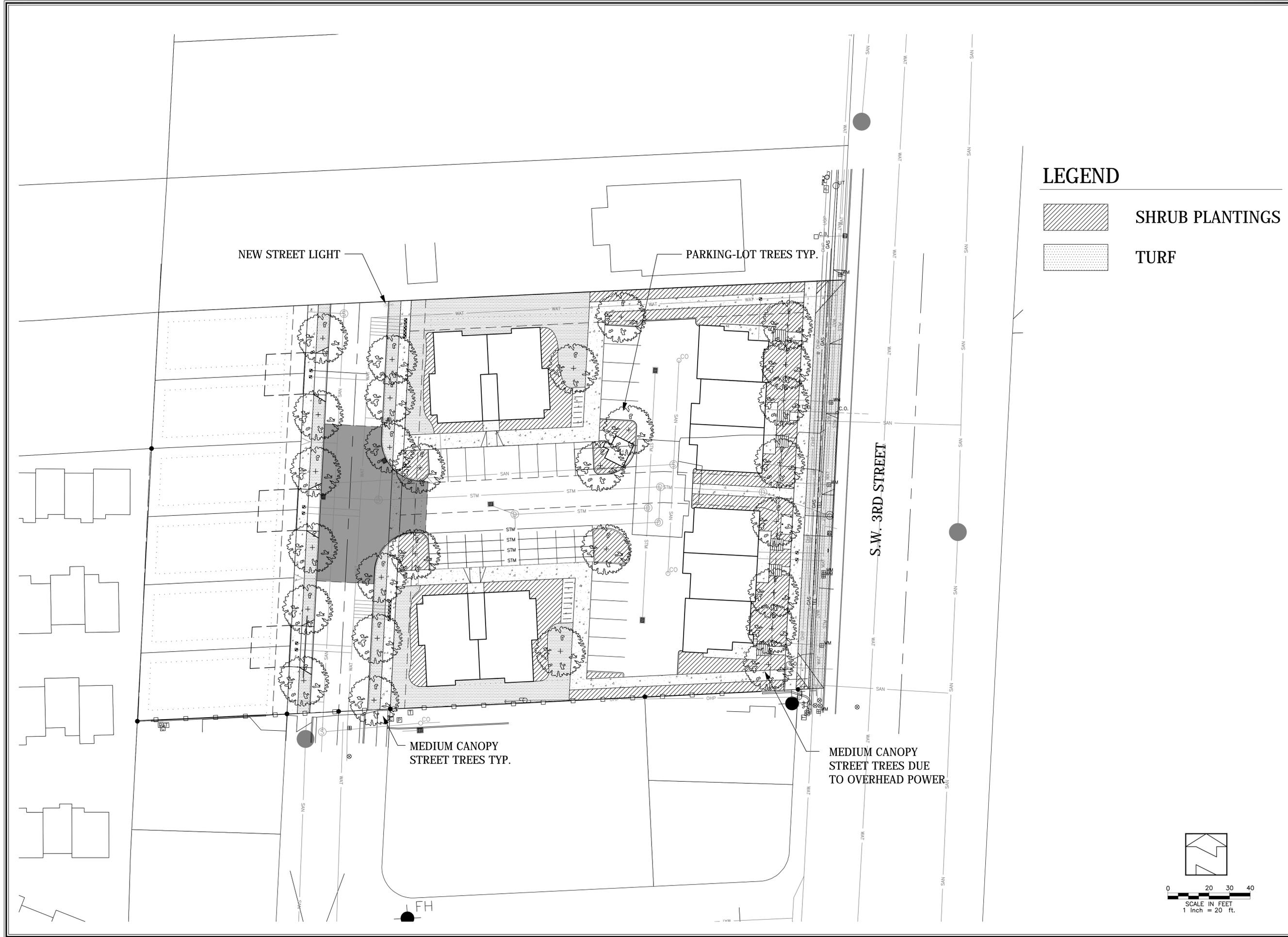


MSS INC
ENGINEERING CONSULTANTS
AND PLANNERS
215 NW 4th STREET
CORVALLIS, OR 97330
(541) 753-1320 FAX: (541) 753-5956



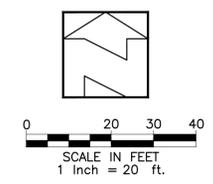
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15010	CU	TK
SCALE	DATE	
AS SHOWN	03.18.16	

H2
1 OF 1 SHEETS



LEGEND

-  SHRUB PLANTINGS
-  TURF



LARRY HELLESTRO
83750 SE MELODY LN
CORVALLIS, OREGON 97333
541.760.1462

**ELLE'S ADDITION
CORVALLIS, OREGON
I - CONCEPTUAL LANDSCAPE PLAN**

2460-2500 SW 3RD ST.

WILLAMETTE
VALLEY PLANNING, LLC
545 N.W. ELIZABETH DRIVE
CORVALLIS, OR. 97330
541-231-6111

JOB #	FILE	DRAW
15010	I-LANSCAPE	SF
SCALE	DATE	
1"=20'	03/04/15	

Larry Weymouth
415 NW Merrie Drive
Corvallis, OR 97330-6521
lcweymouth@peak.org

October 2, 2016

Aaron Harris, Associate Planner
City of Corvallis, Planning Division
P.O. Box 1083
Corvallis, OR 97339
Aaron.Harris@corvallisoregon.gov

RE: Elle's Addition Subdivision (SUB16-00002)
Testimony for the Land Use Public Hearing, October 5, 2016, on the Request for a Solar Access Waiver

Respected Planning Commissioners,

Before you is what I believe could be the first request ever (if not one of the few) for a waiver to Corvallis' solar access standards in subdivisions (LDC 4.6.40). As such, your review regarding the facts of this case and its disposition could set a **precedent** for other relevant decisions. For that reason, I urge you to give this waiver request a thorough analysis. I am concerned that the Planning Staff Report does not consider the potential of an alternative site plan that might comply with the standards, and thus the Findings of Fact are in error as the basis for the Overall Conclusion and Recommendation.

My understanding of this request is that the Applicant alleges, and the Planning staff concurs, that the request should be granted because the development proposal meets condition (c) of LDC 4.6.40. That is, because the site planning to achieve the solar access standards would be negatively affected by the City's required extension of SW Coho Street, and no other reasonable location for the street is available.

I do not dispute the location of this street. Rather, my interpretation of this code provision and its intent is to provide relief to an applicant when such a street would make it impossible for any development to achieve the solar access standard. In this case, however, the resulting



“negative effect” is the direct result from the Applicant’s desire (not necessity) to plot the development in a particular way, specifically by the number of proposed single-family lots (6), minimum setbacks, and/or the orientation and height of the homes along the west side of SW Coho Street. In short, the problem with meeting the solar access standard appears to originate with the Applicant’s site plan, not the City’s road location. The Applicant’s Application in the response to Section 4.6.40 (c) acknowledges (on Attachment page 4 of 7, my emphasis added), “The **desire** to orient the building entrances toward the street results in building placement that isn’t **conducive** for passive solar access.” Figure 2 in the Staff Report (page 4 of 6) illustrates the proposal’s non-compliant shadow pattern, and how the overlap of shadows originates from the site plan’s proximity of one building to the other. Is it not true that if the Applicant were to revise the site plan to only 2 or 3 single-family lots, no waiver to the standard would be needed? In essence, it seems that the Applicant wishes to over-build relative to the code and is blaming the City’s street for interfering with that.

While it is laudable for the Applicant’s Application to highlight the development’s potential for single-family rooftop solar energy capture, such a benefit does not relieve the requirement to meet the solar access standards in all respects as currently in the Code.

Thanks to you and Staff for your consideration of this testimony.

Best regards,

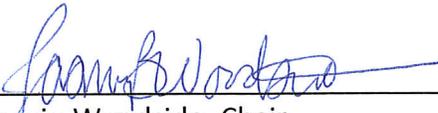
Larry Weymouth

/s/

information must be included:

1. Name and address of the appellant(s).
2. Reference the subject development and case number, if any.
3. A statement of the specific grounds for appeal.
4. A statement as to how you are an affected party.
5. Filing fee of \$704.20 (\$352.10 if appealed by a recognized Neighborhood Association).

Appeals must be filed by 5:00 p.m. on the final day of the appeal period. When the final day of an appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent work day. The City Recorder is located in the City Manager's Office, City Hall, 501 SW Madison Avenue, Corvallis, Oregon.



Jasmin Woodside, Chair
Corvallis Planning Commission

Signed this 21st day of October, 2016.

Appeal Deadline: Tuesday, November 2, 2016, at 5 p.m.